

# South Gloucestershire Local Development Framework

## Infrastructure Delivery Plan

**Nov 2012** (update)



This Infrastructure Delivery Plan has been produced by South Gloucestershire Council. It has been prepared in accordance with Planning Policy Statement 12: Local Spatial Planning, and forms part of the evidence base to support the South Gloucestershire Core Strategy. It was first produced in February 2011. This version comprises the first update:

#### Update

1. December 2011 – General updates and amendments with particular regard to inclusion of Filton Airfield at Cribbs Patchway New Neighbourhood to 5700 dwellings and 50ha employment.
2. July 2012 – Amendment to pg 5 to acknowledge requirement of a funding sources to support re-introduction of passenger services on the Hallen Freight Line at Cribbs Patchway New Neighbourhood.
3. November 2012 – General updates to acknowledge the emergent City Region Deal, grant of planning permission at Park Farm North Thornbury, confirmation of Local Sustainable Transport Funding (LSTF) and reflection of SGC capital programme (2012/13). Various updates have also been made to the Transport appendix paper, primarily to reflect the LSTF position and changes to JLTP indicators.

## **Infrastructure Delivery Statement – Supporting Explanation**

Planning for infrastructure to meet existing deficiencies and future growth is a high priority for the Council. It therefore continues to work closely with its development partners, the West of England Partnership (4UAs) and other statutory and non-statutory organisations to identify and bring forward new and improve existing infrastructure. However, due to ongoing volatility with regard both public and private sector finance many of the items may continue to be at risk of funding cutbacks. Moreover, the levels of development promoted through the Core Strategy reflect levels of infrastructure expected to be available. If this funding is not subsequently available, the level of development may need to be reviewed. As such, the information shown in the following matrix reflects the current position at the time of writing [Nov 2012] based on information available to the Council. The IDP will therefore be subject to continual update and review as new information becomes available. It is proposed therefore that it is a 'living document'. The IDP matrix should be read in conjunction with the supporting Evidence Appendices. Updates will be published at [www.southglos.gov.uk/corestrategy](http://www.southglos.gov.uk/corestrategy).

The following tables give a broad indication of the planned provision, cost and need for infrastructure in South Gloucestershire (to 2026). It sets out planned infrastructure to meet some existing deficiencies where information is available, plus that required to meet growth as set out in the South Gloucestershire Local Plan 2006 & Core Strategy (Post Submission Version Dec 2011). It thereby indicates requirements for additional infrastructure which would not have been necessary but for the implementation of the proposed development.

Where available, items contained within existing S106 agreements for major development sites (or agreements in advanced states of negotiation) have been reflected. For clarity these major sites are S-Park, Cheswick Village, Charlton Hayes, Harry Stoke, Emersons Green East and North Thornbury (Park Farm). These sites may from time to time, be subject to change due to negotiation and viability testing instigated by the respective developers.

With respect to the following sites, no major items of infrastructure that are considered to be pre-requisites but are undeliverable (showstoppers) have been identified:

### SGLP Site

- Land East of Coldharbour Lane,

### Core Strategy Sites

- the New Neighbourhoods at North Yate, East of Harry Stoke and Cribbs Patchway, and
- remodelling & expansion proposed at UWE,

These sites are subject to ongoing master planning and viability testing. There will therefore be updates to the infrastructure requirements as discussions with respective development partners, statutory bodies and other service providers progress. Costs of infrastructure are predominantly approximations in advance of detailed negotiations between the Council, developers and infrastructure providers. With respect to the Core Strategy New Neighbourhoods the Council has been working with their development partners to set out a framework for their implementation. This is available at

<http://www.southglos.gov.uk/Resources/Publications/PTE/11/0200/PTE-11-0028>

The Council intends to bring forward a Community Infrastructure Levy (CIL). Until such time as a CIL Charging Schedule is adopted by the Council, all sites including 'windfalls' will thereby continue to be subject to planning obligations tests set out under Part 11 of the CIL Regulations 2010. It is not possible to determine the split in terms of cost between S106 and CIL contributions in advance of the adoption of the CIL. The IDP indicates infrastructure priorities in each of the respective areas that new windfalls may be expected to contribute towards where applicable.

**Lead Agencies** are those organisations that are predominantly responsible for delivery of the item.

SGC - South Gloucestershire Council,  
BCC - Bristol City Council,  
WEP - West of England Partnership,  
WoE – West of England  
HCA - Housing & Communities Agency,  
RSL - Registered Social Landlord,  
PCT - Primary Care Trust,  
EA - Environment Agency,  
ESCO - Energy Supply Company,  
UWE - University of the West of England.  
LEP – Local Enterprise Partnership

**Costs** are generally rounded to the nearest £100,000 unless detailed information is available. Infrastructure requirements and cost are also often calculated on a population / pro rata per person basis. Projections of the average number of persons per dwelling have been subject to variation. Depending upon when the calculation was undertaken and source, the figure used has varied between 2.31 – 2.45 persons per dwelling. A recalculation of population and infrastructure costs will therefore be undertaken utilising the most appropriate projection available at the time of a planning application.

**Phasing** is indicated in the expected year(s) as can best be anticipated from Asset Management & Capital Programmes and projected build rates / housing completions.

**Funding Sources** are indicated where known. Unless otherwise indicated it is anticipated that Developer Funding will be the primary source of finance, however in many instances this is yet to be confirmed and will be subject to negotiation and viability of schemes.

CSR – Comprehensive Spending Review  
S106 - Section 106 of the Town & Country Planning Act 1990,  
CIL - Community Infrastructure Levy,  
RFA - Regional Funding Allocation,  
DfT - Department of Transport,  
LTP - Local Transport Plan,  
JLTP - Joint Local Transport Plan,  
DCFS - Dept of Children & Family Services,

LSVT - Large Scale Voluntary Transfer (funding from the sale of Council houses to Merlin Housing Association),  
BSF - Building Schools of the Future,  
NAHP - National Affordable Housing Programme,  
PFI - Private Finance Initiative,  
DEFRA - Dept of Environment Food & Rural Affairs  
AHPs – Affordable Housing Providers  
DIIP – Delivery Infrastructure Investment Plan  
OFWAT - The Water Services Regulation Authority

**Risk / Contingency** sets out where there could be uncertainty with regard to funding and any available contingency should the identified source of funding not be available. Where specific contingencies are not identified and the primary source of funding does not become available or only partially available, the Council will work with its partners to continue to review need, tailor schemes to the available funding and improve the efficiency of existing assets. In some circumstances it may however be decided that proposed development should not go ahead without critical infrastructure.

**South Gloucestershire Infrastructure Delivery Plan**

**Asset Management & Capital Programmes (inc funding bids) - District Wide**

Proposed Infrastructure	Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Transport</b>					
<b>Greater Bristol Bus Network</b>	Completion of a major scheme(s) to provide bus based infrastructure, including new bus 'Showcase corridors.'	SGC, BCC	To date £8m. 2010/11 £7.1m. 2011/12 £7.0m	Completion by 2012/13	RFA (£8.8m), LTP grant & developer contributions (5.3m). Funding now secured to complete scheme.
<b>North Fringe - Hengrove Package: major transport scheme.</b>	Rapid Transit North Fringe - Hengrove, inc spur to Emersons Green & Stoke Gifford Transport Link	SGC, BCC, WEP	Approx £102m total for entire route split between South Glos:Bristol City. Split DfT £51m, South Glos Local Contribution approx £31m. <b>Programme Entry Bid Successful. DfT funding agreed in principle.</b>	2013-2018	DfT Capital grant via 'Investment in Local Major Transport Schemes'. SGC local contribution, inc capital receipts & developer contributions (S106/CIL). Risks: Developer funding subject to market recovery.
<b>Electrification of the Great Western Main Line and associated Managed Motorway Scheme</b>	Electrification of the Great Western Main Line, Paddington – Bristol – Cardiff, 4 <sup>th</sup> platform and MSCP at Parkway, train depot at Stoke Gifford, 4 tracking at Filton Bank Implement managed motorway between M5 Junction 17 and M4 Junction 19.	Network Rail. Highways Agency	Total scheme £5bn Total scheme £89m	Completion by 2017. Construction January 2012 to March 2013	Department for Transport, Network Rail. Department for Transport, Highways Agency. Risks: Subject to statutory processes. <i>Under Construction</i>
<b>Greater Bristol Metro major transport scheme</b>	Including enhanced 1/2-hourly service, Yate - Weston-super-Mare, with improved rolling stock and infrastructure improvements (inc. at Yate, Bristol Parkway).	WoE authorities, WEP, Network Rail, TOC (train operating company)	Approx £22m capital cost for entire project split between 4UAs TBC. RFA Grant £17m. South Glos local contribution approx £1.5m.	2017-2020	<b>Expected to be via City Region Deal. SGC local contribution TBC.</b> Risks: <b>Subject to successful outcome of the City Region Deal &amp; statutory processes</b>
<b>Integrated Transport</b>	LTP Schemes (small and medium sized transport improvements to address safety and sustainable transport issues).	SGC	Approx £1.4m per annum	2010-2016	LTP grant. Risks: DfT funding will be reduced in next comprehensive spending review
<b>Local Sustainable Transport Fund</b>	Key Component Bid - inc Cycleways and Employer Travel Planning in Bristol North Fringe. 'Large Bid' inc funding for NF-EGE Orbital Bus Route, bus priority measures and other revenue and capital projects.	SGC / 4UAs / WEP	Key Component £5m between 4UAs. SGC award £1.75m. 'Large Bid' £25m between 4UAs. SGC component approx £9m.	Key Component 2011-2013. Large Bid Funding 2012-2014	DfT Grant Risks: <b>Key Component Secured. 'Large Bid' Secured.</b>
<b>Highway Maintenance &amp; Streetcare</b>	Highway backlog maintenance & street lighting	SGC	Street Lighting (approx £1m per annum for 20yrs). Highways £2.2m pa plus Maintenance backlog of £2m pa	2010-2020	SGC Revenue, LSVT, supported borrowing, LTP, S106/CIL, <u>NHB</u> Risks: DfT funding could be reduced in next comprehensive spending review, council revenue budgets subject to reduction.
<b>Affordable Housing</b>					
<b>Affordable Housing (Subsidy)</b>	Provision of affordable housing across South Glos outside of developer subsidised delivery.	SGC, HCA, RSLs	Indicative (non secured) investment priorities identified against growth area priority places as per the WoE DIIP approved in 2010. WoE DIIP also identifies indicative investment themes of housing for vulnerable adults and housing in rural areas of £14.3m	2010-2015	HCA, NAHP, AHPs via WoE DIIP Risk: Could be affected by cutbacks in Govt funding. WoE DIIP impacted by changes in HCA funding programme and national policy framework. <b>HCA funding no longer available for S106 sites</b>
<b>Schools</b>					
<b>Primary Schools</b>	Primary School (refurb / rebuild) Capital Programme. <b>Under construction / Refurb &amp; Remodel</b> , Staplehill, Wick CE&VC, Filton, Hambrook, <b>Remaining programme on hold</b> : St Micheals CE, Frenchay, Callicroft, Tyndale, Pucklechurch & Watermore.	SGC	St Micheals CE (£1m) Wick (£2m), Hambrook (£4m), Frenchay (£4.8m), Staple Hill (inc Surestart Centre & Nursey - £8.2m), Callicroft (£TBC), Filton (£1.2m), Watermore (£4.9m), Tyndale (£6.1-7.5m), Pucklechurch (phase 2 - £0.7m).	<b>2012/13 / Capital programme beyond 12/13 uncertain</b>	<b>Central Government Capital funding under review</b> S106/CIL, unearmarked capital, Risks: Capital programme subject to central government funding.
<b>Primary Schools - Expansion &amp; Maintenance</b>	<b>Basic need programme to meet increased pupil numbers &amp; high priority maintenance</b>	SGC	£2.9m Basic Needs Programme, £6m maintenance programme.	2012/13	DfE Capital Allocation, schools energy saving programme Risks: continuation of funding
<b>Primary School</b>	Cheswick Village	SGC	£5.4m	2013/14	S106 Risks: S106 funding time limited
<b>Secondary Schools</b>	Yate International Academy rebuild. Winterbourne International Academy. New 6FE Secondary School at Emersons Green East (EGE). <i>Building Schools of the Future / refurb / rebuild priorities: Patchway, Kingsfield &amp; Chipping Sodbury.</i>	SGC	Yate IA (£16m). Winterbourne IA (£19.2m). EGE (min £17.1m (likely to be considerably in excess of this figure))	Yate International Academy start 2011. Winterbourne IA start <b>Sept 12</b> . EGE beyond 2016	Yate & Winterbourne via central government funding. EGE - S106 (land & £6.2m contribution), CIL. <b>BSF programme (DCFS) - CANCELLED (awaiting update on funding options)</b> Risks: Subject to realisation of S106 & CIL contributions. <b>BSF - No other funding sources available.</b>
<b>BESD - COMPLETE</b>	New Siblands Secondary & New Horizons Primary School (formerly known as BESD Special School)	SGC	£8m	2010-2012	DCFS <b>COMPLETE</b>
<b>Energy Efficiency &amp; Renewable Energy Scheme</b>	Energy Efficiency Schemes & RE	SGC	£1.86m	2012/15	Prudential Borrowing / Renewable Heat Incentive Risks: Uptake of funding and continuation of RHI
<b>UTC</b>	University Technical College, New Road, Filton	City of Bristol College	Approved to proceed to Outline Business Case	2012/15	DfE Capital funding Risk: subject to approval of bid
<b>Community &amp; Culture</b>					
<b>Broadband</b>	Improve access to broadband for business & residents	SGC / BDUK	£2.9m	2012-2015	DCMS (£0.7m) / Big Society Capital Fund (£0.6m) / SGC - LSVT (£1.6m) Risks: continuation of funding
<b>Youth Facilities</b>	Youth Centres at Yate (Youth Café U/C), Bradley Stoke & Staplehill	SGC	Yate Youth Café <b>Complete</b> (total cost £1.3m) £5m	2009-2015	Unearmarked Capital Grants & S106/CIL Risks: Subject to realisation of grants and S106 contributions.
<b>Community Care</b>	3 EMI Day Care Centres <b>Complete</b> & re-provision of Elderly Peoples Homes (BSOP programme) in Yate & Kingswood, plus disabled adaptations to private sector and RSL homes	SGC	£6m private finance for re-provision of EPHs, plus £2m p/a DFG (grant) for disabled adaptations.	2012-2020	Private finance (£6m), DFG grant. Risk: Pressure on SGC budgets may impact on spending on Community Care
<b>Libraries</b>	Refurb & extension programme of libraries in South Glos - <b>Complete</b> . <b>Thornbury repair &amp; maintenance required</b>	SGC	£1.1m refurb programme. £1m spent to date. (£0.1m)	2009-2015	Unearmarked Capital Funding & LSVT, S106/CIL Refurb programme predominantly complete
<b>Extra Care Housing</b>	Completed Sites - Yate, Downend, Kingswood (inc Day Care Centre for EMI) & Filton. Other sites TBC	SGC	Total district wide SGC investment - £10m towards Affordable ExtraCare homes (£4m expended to date). Council land contributed at Nil consideration where possible.	2010-2016	LSVT receipts, un-earmarked capital programme, HCA AHDP 2011-15 Risk: Pressure on SGC revenue budgets may impact on spending on Extra Care. <i>Contingency: Ways to stimulate private sector delivery being investigated.</i>
<b>Locality Hubs - COMPLETE</b>	Yate facility completed. Plus Locality Hub at Patchway (inc Library, Childrens Hub, Day centre for Adults with learning difficulties, PCT health facility & Community Café), Kingswood (inc Childrens facility TBC).	SGC / PCT	£12m district wide scheme for 3 Locality hubs.	2009-2015	Co-location Funding / Developer Funding / LSVT / Unearmarked <b>COMPLETE</b>
<b>Cadbury Heath Community Building</b>	Replacement of old pavilion and youth centre	SGC	£2.0m	2012-2015	LSVT Risk: continuation of funding
<b>Heritage Properties</b>	Maintenance Program	SGC	£3m	2010-2020	Special Grants Risk: Grants may not be forthcoming.
<b>Leisure</b>					
<b>Leisure Centres</b>	Leisure centres - refurb programme. <b>Extensions to Bradley Stoke &amp; Longwell Green centres at feasibility stage.</b>	SGC / Leisure Trust	£9.6m (includes £2m Kingwood Refurb - <b>Complete</b> , £0.2m Thornbury changing rooms - <b>Complete</b> & £6.5m general refurb program plus dual-use facilities & maintenance backlog	2012-2020	Prudential Borrowing, LSVT, S106/CIL Risk: Pressure on SGC budgets may impact on spending on Leisure Centres
<b>Pavilions</b>	Pomphrey [sports] Pavilion - <b>Complete</b> . General refurb program	SGC	Pomphrey £2.2m - <b>Complete</b> . Refurbs £0.3m	2012-2020	LSVT receipts, Grant & unearmarked capital, <b>Football foundation funding, football club fundraising.</b> Risk: Pressure on SGC budgets may impact on spending on Leisure Spending

Proposed Infrastructure	Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency	
<b>Public Open Spaces &amp; Pitches</b>	Investment in Yate Outdoor Sports Complex (pitches). Improvements to Page Park. Other TBC. <u>New MUGA and skate area built at Court Road, Kingswood, together with off road parking</u>	Leisure Trust / SGC / Parish & Town Councils	Yate Outdoor Sports Complex Pitches & running track £0.2m ( <u>Spend in 2010/11 = £30k, requirement to spend between £50k - £100k in 2013 to give another (max) 10 years of use.</u> ) Other POS £0.5m per annum. Page Park £2m.	2012-2020	Revenue Funding, S106/CIL, <u>Heritage Lottery Funding, Capital Receipts</u>	<i>Risk:</i> Pressure on SGC budgets may impact on spending on Pitches. Subject to realisation of S106 contributions. <u>Page Park subject to successful HLF bid.</u>
<b>Other</b>						
<b>Emergency Services</b>	Police - New Police Station & Custody Suite at Patchway (access off A38) ( <u>Planning Permission granted</u> ). New co-located Police Station at refurbished SGC Council offices in Kingswood ( <u>Complete</u> )	Avon & Somerset Police Authority	Details are awaited from Avon & Somerset Police	2010-2015	Private Finance Initiative (PFI), Police Authority Funding	<i>Risk:</i> PFI Subject to approval of outline business case
<b>Flood Mitigation</b>	Increase flood water storage capacity at Tubbs Bottom Detention Reservoir & the Ladden Brook Floodplain and tributaries to reduce risk to properties at Yate, Chipping Sodbury and Frampton Cotterell.	EA	Details are awaited from the EA	TBC	TBC (DEFRA CAP Funding / Local Levy Funding - Wessex Regional Flood Defence Committee / EA Capital & Maintenance Programme)	Subject to detailed studies. (see Bristol Avon Catchment Flood Management Plan)
<b>Waste Treatment Capacity - COMPLETE</b>	Mechanical & Biological Treatment (MBT) Facility at Avonmouth to serve 4 Unitary Authorities	New Earth Solutions	Funded Commercially	Operational from summer 2011	Privately led scheme	<b>COMPLETE</b>
<b>SORT IT &amp; Transfer Station</b>	Replacement of Stoke Gifford Site (proposed on CPNN site - see below)	SGC / SITA	£5.5m exc land	2015-2026	Waste Management Client Budget (£1.78m), S106/CIL/SGC Capital Receipts	<i>Risk:</i> Proposals subject to agreement of Planning Permission (CPNN & EoHS) and detailed S106 agreement. <i>Contingency:</i> Scheme tailored to available funding and or improvements to existing facilities.

Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Infrastructure required to support Growth</b>						
<b>Communities of the North Fringe of Bristol urban area</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Non Site Specific</b>						
Planning, site preparation & Affordable Housing (subsidy),	Various Major Sites, in Top of M32 locality, Charlton Hayes & Cribbs Patchway. Indicative (non-secured) investment priorities identified in WoE DIIP (outside of developer subsidised AH).	SGC, HCA, RSLs	£29.7m	2010-2015	HCA via WoE DIIP where eligible.	Risk: Could be affected by cutbacks in Govt funding. WoE DIIP impacted by changes in HCA funding programme and national policy framework.HCA funding no longer available for S106 sites
Waste Management	New SORT IT centre & Waste Transfer Station to replace the Stoke Gifford facility.	SGC,SITA,Developers	£6m (excluding land)	2015-2026	Waste Management Client Budget (£1.78m), Developer funded (S106/CIL/SGC Capital Receipts/City Region Deal)	Risk: Proposals subject to developer funding or realisation of other unidentified funding sources. Contingency: Scheme tailored to available funding and or improvements to existing facilities.
<b>SGLP Site 9 - Wallscourt Farm (Cheswick Village - Approx 750 dw).</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
Strategic Transport & Highway Infrastructure	Inc Romney Avenue Bus Link & financial contribution to offsite highway works and the North Fringe Package (Inc Cheswick Village Bus Link)	Master Developer / SGC	£1m (plus construction of Romney Avenue bus link)	2010-2015 (Cheswick Village Bus Link expected completion 2012)	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
Public Transport	Financial contribution to bus season tickets and car club	Bus operator / SGC / Private operator	£0.08m	2010-2015	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
Walking & Cycling	Financial Contribution toward offsite improvements	SGC	£0.03m	2010	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
Affordable Housing	60:40% Social Rent:Shared ownership. Total 30% requirement.	Developer / RSLs / SGC	Public subsidy subject to viability assessment (ongoing)	2010-2015	Developer funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development. HCA funding no longer available for S106 sites.
Schools	1 x 2FE Primary School & Financial Contribution for Secondary School places	Master Developer or SGC	£4.3m + Land from Cheswick Village + £1.15m from Stoke Park S106.	2010-2015	Developer Funded (S106). £1.15m secured from Stoke Park S106.	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
Health, Community & Culture	Inc financial contribution towards Filton library Community Centre onsite, and library services	SGC	£0.55m	2010-2015	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
All Public Open Space (inc Laying out, Play Equipment & Maintenance)	Layout and Onsite Maintenance	SGC	£2.8m (of which £1.06m maintenance)	2010-2015	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
<b>SGLP Site 13 - Harry Stoke (1200 dw).</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
Strategic Transport & Highway Infrastructure	Inc financial contribution towards the North Fringe Package and local highway improvements and contribution towards North Fringe - Hengrove RT Package	SGC	Financial Contribution £1.63m	2012-2017	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on viability of development.
Public transport	Financial contribution towards extension of existing bus routes and Car Club	Bus operator / SGC / Private operator	£1.2m bus revenue	2012-2017	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on viability of development.
Walking & Cycling	Financial contribution towards PROW footpath improvements in local area and offsite pedestrian & cyclist facilities within 2km of site.	SGC	£0.07m	2012-2017	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on viability of development.
Affordable Housing	33.3% AH of which 25% developer-funded, remainder dependent on public subsidy. 77.25:22.75% Social Rent:Shared Ownership. Total 15% of 1st 400, 28% of 2nd 400, 33.3% of 3rd 400 dwellings.	Developer / RSLs / SGC	Funding to be sought for 8.3% of the AH, cost TBC	2012-2020	Developer funded (S106). Subsidy required for delivery outside developer funded provision via Registered Providers.	Risk: Delivery of all infrastructure on site dependant on viability of development. HCA funding no longer available for S106 sites.
Schools	1 x 1.5FE Primary school & Nursery Facility	Master Developer / SGC / Private Provider (Nursery)	£3.2m + Land	2012-2020	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on viability of development.
Health, Community & Culture	Financial contribution towards expansion of Winterbourne and Bradley Stoke libraries and extension of Stoke Gifford GP practice. Onsite Public Art.	SGC	£0.58m	2014-2020	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on viability of development.
All Public Open Space (inc Laying out, Play Equipment & Maintenance)	Cat 1 Open Space and pavilion (Football and cricket pitch) to be provided offsite (Lot 4). Cat 2 & 3 onsite.	Developer / Management Company	Unknown	2011-2020	Developer Funded (S106)	Risk: Cat 1 POS, (Lot 4) subject to relevant planning permission
<b>SGLP Site 4 - Charlton Hayes (Mixed Use inc 2200dwellings)</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
Strategic Transportation & Highway Infrastructure	Inc: Principal Link Road between the A38 & Highwood Road (known as the San Andreas Link). Financial Contribution to M5 widening (northbound J17-18) and to North Fringe - Hengrove RT	Master Developer / SGC	Link Road cost unknown, plus £3m financial contribution.	2010-2015	Regional Development Agency via Regional Infrastructure Funding (£6m interest based loan) + Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
Public Transport	Public Transport Contribution & Car Club	Bus Operator / SGC / Car Club provider	£1.8m Bus Revenue + £80k Car Club	2012-2020	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
Affordable Housing	84.5:15.5% Social rent:Shared Ownership. Total 25% (at nil subsidy) up to 33% dependant on availability of subsidy.	Developer, SGC, HCA, RSLs	Committed subsidy to date - £3.8m Kickstart, NAHP £3.89m	Committed subsidy for 2010/11 & 11/12	Kickstart, NAHP. Developer funded (S106) for nil subsidy provision. Subsidy required for delivery outside developer funded provision - via Registered Providers	Risk: Delivery of all infrastructure on site dependant on continued viability of development. HCA funding no longer available for S106 sites.
Schools	1 x 2FE Primary School & Nursery Facility	Master Developer or SGC / Private Provider (nursery)	£4.9m + Land	2015-2020	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
Health, Community & Culture	Community Building, Health facility, public art financial contribution for Library	Master Developer / PCT / SGC	£2.85m. In kind or offsite financial contribution to upgrade local facility [in Patchway]	2012-2020	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
All Public Open Space (inc Laying out, Play Equipment & Allotments & Maintenance etc)	Inc Offsite Contribution to improve Local Parks	Master Developer / SGC / Management Company	£5.4m inc £2.9m Offsite Contribution	2013-2020	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on continued viability of development.
ExtraCare Housing	50 Unit Scheme on site	Master Developer / Private Provider / RSL	HCA funding £615K, remainder from RP	2015-2020	HCA and Registered Providers	Risk: Delivery of all infrastructure on site dependant on continued viability of development.



Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>SGLP Site 10 - Land East of Coldharbour Lane (400-500 dwellings plus commercial development)</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Strategic Transport &amp; Highway Infrastructure</b>	Financial contribution towards North Fringe - Hengrove RT	SGC	£0.7m. Excluding local highway improvements.	2012-2017	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Public Transport</b>	Financial Contribution towards Community Transport, Demand Responsive Transport, Car Clubs and other Sustainable Transport	SGC / Bus Operator / Private Providers	TBC	2012-2017	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Walking &amp; Cycling</b>	Financial Contribution towards offsite improvements of local cycle and footpaths	SGC	TBC	2012-2017	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Affordable Housing</b>	35% requirement, mix and tenure TBC	Developer / RSLs / SGC	Unknown	2012-2017	Developer Funded (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Schools</b>	Financial contribution for 180 primary places towards extension of local schools. Financial contribution for 90 Secondary School Places (may include contributions towards new EGE SS). Land for private nursery facility onsite.	Developer / SGC / Private Provider (Nursery)	£4.2m	2012-2026	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Health, Community &amp; Culture</b>	TBC - assumed offsite financial contributions towards Community Meeting Space, GP Practice, Library and Youth & Childrens Facilities. Options under consideration inc: securing access to UWE facilities for community use and onsite provision until permanent offsite solutions become available.	SGC / PCT	Libraries (£0.13m), Community Meeting Space (£0.38m) GP Practice (£0.6m), Childrens Centre & Youth Provision (£0.3m) Total £1.4m	2012-2017	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Waste Management</b>	Financial contribution towards waste transfer and SORT IT centre in the North Fringe.	SGC	TBC	2012-2017	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>All Public Open Space (inc Laying out, Play Equipment, Allotments &amp; Maintenance)</b>	In Kind & Financial Contribution towards maintenance	Master Developer / SGC	Approx £6600 per dwelling split 53:47 Capital:Maintenance. Savings may be made subject to detailed site planning.	TBC	Developer Funded / (Potential for Private Management Company) (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>The University of the West of England (Frenchay Campus)</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Strategic Transport &amp; Highway Infrastructure</b>	Inc contribution to the North Fringe - Hengrove RT, provision of the Cheswick Village bus link and a remodelled Public Transport Interchange.	UWE	Total cost not known at present. Onsite elements in kind.	2011-2016	UWE (Developer) Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement and public / private funding.
<b>Health, Community &amp; Culture</b>	Centre for Performing Arts, Multi-Use Games Area, Expanded Library, public restaurant. Inc Community Access.	UWE	Onsite. Total cost not known at present.	2011-2026	UWE (Developer) Funded (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement and public / private funding.
<b>Student Accommodation</b>	Approximately 1080 additional student bedrooms	UWE	Onsite. Total cost not known at present.	2011-2026	UWE (Developer) Funded	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement and public / private funding.
<b>All Public Open Space (inc Laying out, Play Equipment, Allotments &amp; Maintenance)</b>	New Open Space Areas proposed	UWE	Onsite. Total cost not known at present.	2011-2020	UWE (Developer) Funded	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement and public / private funding.
<b>Energy Centre and Heat Distribution Network</b>	Combined Heat & Power Station (biomass TBC) and Heat Distribution Network	UWE / ESCO	Onsite. Total cost not known at present.	TBC (Works to accommodate the Energy centre and Heat Distribution network).	UWE (Developer) Funded	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement and public / private funding.
<b>East of Harry Stoke New Neighbourhood (2000dw)</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Strategic Transport &amp; Highway Infrastructure</b>	Contribution towards North Fringe - Hengrove Package & RT stops, landscaping, ped crossing points etc as appropriate to Stoke Gifford Transport Link. Also financial contribution towards Greater Bristol Metro or other local rail improvements, contribution towards improvements at Filton Abbeywood Station & Ring Road Scheme.	SGC / Master Developer	£3.4m plus land for Stoke Gifford Transport Link and cost of retrofitting RT stops etc. Excluding local highway improvements.	2016-2021 (Land for Stoke Gifford Transport Link required by 2013/14)	DfT grant via <i>Investment in Local Major Transport Scheme</i> for North Fringe - Hengrove RT and Greater Bristol Metro. Local Contribution to major schemes and other local improvements developer funded. (S106/CIL)	Risks: Developer funding subject to market recovery.
<b>Public Transport</b>	Inc financial contribution towards local P&R facility (TBC - Hunts Ground Road), local bus services & Revenue Support for Community Transport, Demand Responsive Transport, Car Clubs and other Sustainable Transport.	SGC	£1.8m	2016-2026	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Walking &amp; Cycling</b>	Provision of cycling and pedestrian links to strategic destinations (UWE, Parkway and Cycling City Infrastructure) and wider area. (Hambrook & Winterbourne).	SGC / Master Developer	£0.3m	2016-2026	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Affordable Housing</b>	35% requirement, mix and tenure TBC	Developer / RSLs / SGC	Unknown	2016-2026	Developer Funded (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Schools</b>	2 Primary Schools (1 x 1.5FE & 1 x 2FE) and nursery facility onsite & financial contribution towards secondary school places (including EGE SS), plus contribution towards transport and travel..	Master Developer SGC / Private Provider (nursery)	£18m + Land for Primary Schools & Nursery Facility	2016-2026	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Health, Community &amp; Culture</b>	Onsite Multi-use building inc: Community meeting space, 3 GP Practice, library, childrens & youth facilities	SGC/PCT	Libraries (£0.5m), Community Meeting Space (£1.5m) GP Practice (£0.9m), Childrens Centre & Youth Provision (£0.7m) Total £3.5m plus land	2016-2026	Developer Funded (£0.5m towards cost of 450msq library - estimated total cost £1.3m). Other funding sources TBC (inc contribution from LECHL) (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Extra Care housing</b>	Onsite scheme required as part of new neighbourhood	Master Developer / Private Provider	Unknown	2016-2026	Developer Funded (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Waste Management</b>	Financial contribution towards waste transfer and SORT IT centre in the North Fringe.	SGC	TBC	2016-2026	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>All Public Open Space (inc Laying out, Play Equipment, Allotments &amp; Maintenance)</b>	In Kind & Financial Contribution towards maintenance.	Master Developer / SGC	Approx £6600 per dwelling split 53:47 Capital:Maintenance. Savings may be made subject to detailed site planning.	2016-2026	Developer Funded / (Potential for Private Management Company) (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.

Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Cribbs Patchway New Neighbourhoods (Approx 5700dw plus retail, business &amp; other supporting amenities)</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Strategic Transportation &amp; Highway Infrastructure</b>	Inc: Land & contribution towards extension of RT North Fringe Hengrove Package into the New neighbourhoods. Strategic highway improvements to the A38 & A4018 <u>and motorway lcts.</u>	SGC, BCC, WEP	Works subject to further investigation.	2014-2026	DfT grant for North Fringe to Hengrove RT via <i>Investment in Local Major Transport Scheme</i> . SGC local contribution predominantly developer contributions (S106/CIL). <b>City Region Deal</b>	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Public Transport</b>	Safeguard land for passenger rail station(s) on the Hallen freight line. Re-introduction of rail passenger services and provision of station(s) (subject to business case). Improvements to Patchway & Parkway Stations. Contribution to the Bristol Metro project. Possible re-location of the Mall bus station. Increased bus frequency to key destinations and local communities. Community Transport, Demand Responsive Transport & Car Clubs etc Expansion of smart ticketing opportunities.	SGC / Bus Operator / Network Rail	Package of measures subject to further investigation.	2014-2026	Funding sources may include: S106/CIL, major transport scheme funding and / or other DfT capital grant, SGC and rail operator contribution and other sources as may be identified. <b>City Region Deal</b>	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Walking &amp; Cycling</b>	New & improved strategic foot & cycle links. Extension of the Cycle City network to key destinations inc Filton College & Southmead Hospital	SGC / BCC	Package of measures subject to further investigation	2014-2026	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Affordable Housing</b>	35% requirement, mix and tenure TBC	Developer / RSLs / SGC	Unknown	2014-2026	Developer Funded (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Schools</b>	Secondary School (7FE), 5xPrimary Schools (to serve 10FE) & 4xNursery Facilities (60 places each)	Master Developer / SGC / Private Providers	Secondary School - 8.2ha land + financial contribution approx £19.5m. Primary Schools 10ha land + financial contribution approx £25.9m. Nursery Facilities 1.6ha land + £2.1m estimate build cost.	2014-2026	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Health, Community &amp; Culture</b>	Onsite provision of: GP Practice(s), 4 x Community Meeting Space(s), Library, Youth & Childrens Facilities, Indoor Sports Facility	SGC / PCT	Library (£1.5m), Community Meeting spaces plus enhancement of facility at Patchway / Coniston (£4.4m), Childrens & Youth Centre(s) (£0.8m). 2xGP practice(s) for up to 8 GPs (£2.1m). Total £8.8m	2014-2026	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Waste Management</b>	Waste transfer & SORT IT facility to be provided onsite	SGC / SITA	Land plus £TBCm	2014-2026	Developer Funded (S106/CIL), SGC Capital Receipts	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>ExtraCare Housing</b>	Minimum of 3 schemes onsite. 1 x West of A4018, 1 x Filton Airfield & 1 x Land south of Filton Airfield or West of Patchway.	Master Developer / SGC	Unknown	2014-2026	Developer Funded (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Emergency Services</b>	Ambulance 'stand-by-point' TBC. Police 'Surgery & Information Point' as part of new community building(s).	Great Western Ambulance Authority. Avon & Somerset Constabulary.	Unknown	2014-2026	Developer Funded (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Utilities</b>	Relief Sewer from land south of the airfield west to link with the Frome Valley Relief Sewer. Electricity - Primary Sub Station (eastern end of airfield)	Wessex Water & Western Power	Sewer £15m - subject to further feasibility work. Primary Sub Station - £1.6m + land (0.1ha)	2014-2026	Connection Charges / OFWAT / Possible Developer contributions. Sub Station costs apportioned between developers depending on requirement.	Risk: Sewer subject to OFWAT approval of WW 2015-2020 Business Plan. <i>Contingency</i> : Possible local network upgrades subject to investigation.
<b>All Public Open Space (inc Laying out, Play Equipment &amp; Allotments &amp; Maintenance etc)</b>	In Kind & Financial Contribution for Maintenance	Master Developer / SGC / Parish & Town Councils	Approx £6600 per dwelling split 53:47 Capital:Maintenance. Savings may be made subject to detailed site planning.	2014-2026	Developer Funded / (Potential for Private Management Company) (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Frenchay Hospital (450 dwellings)</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Strategic Transportation &amp; Highway Infrastructure</b>	Financial contribution towards North Fringe - Hengrove RT & local network improvements	SGC	TBC	2014-2020	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Public Transport</b>	Financial Contribution towards Community Transport, Demand Responsive Transport, Car Clubs and other Sustainable Transport	SGC / Bus Operator / Private Providers	TBC	2014-2020	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Walking &amp; Cycling</b>	Financial Contribution towards offsite improvements of local cycle and footpaths	SGC	TBC	2014-2020	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Affordable Housing</b>	35% requirement, mix and tenure TBC	Developer / RSLs / SGC	Unknown	2012-2020	Developer Funded (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Schools</b>	Financial contribution for X primary places towards extension of local schools. Financial contribution for X Secondary School Places (may include contributions towards new EGE SS). Land for private nursery facility onsite.	Developer / SGC / Private Provider (Nursery)	TBC	2014-2020	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Health, Community &amp; Culture</b>	Library Contribution (offsite). New community centre onsite to serve development and wider area or financial contribution towards Frenchay Village Hall. Retention of health facilities onsite.	SGC	Library - £0.1m, Community Centre - £0.35m. Health (£unknown - GP Practice £0.6m TBC)	2014-2020	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Waste Management</b>	Financial contribution towards waste transfer and SORT IT facilities.	SGC	TBC	2012-2017	Developer Funded (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>ExtraCare Housing</b>	Scheme being investigated onsite	Master Developer / SGC	Unknown	2014-2020	Developer Funded (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>All Public Open Space (inc Laying out, Play Equipment &amp; Allotments &amp; Maintenance etc)</b>	In Kind & Financial Contribution for Maintenance	Master Developer / SGC / Parish & Town Councils	Approx £6600 per dwelling split 53:47 Capital:Maintenance. Savings may be made subject to detailed site planning.	2014-2020	Developer Funded / (Potential for Private Management Company) (S106/CIL)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Windfall Sites</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>All Infrastructure (requirements subject to local capacity &amp; priorities)</b>	Inc: Financial contributions towards: Transportation (inc: North Fringe Hengrove Package), Schools (inc EGE SS), Libraries, GP surgeries, Community Meeting Spaces, Waste management & strategic POS etc via S106 until CIL adopted. Affordable Housing provided on-site.	SGC, PCT, Parish & Town Councils	Negotiated on site-by-site basis. CIL charge to be adopted 2013	N/A	S106 / CIL	Risks: Charging Schedule to be adopted prior to CIL being implemented.

Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Communities of the East Fringe of Bristol urban area</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Non Site Specific</b>						
Ring Road Scheme	A4174 from M32 Jct 1 - Dramway Roundabout (Pucklechurch)	SGC, WEP	£18.5m plus £8m for the M4 overbridge reconstruction (at 2010 prices). <b>Scheme will not be funded in current CSR period to March 2015.</b>	Beyond 2020.	Could qualify as a DfT major transport scheme, requiring a bid to Central Government. At least 12% local contribution required. (S106/CIL)	Risks: No status in Local Major Transport Scheme programme., risks associated with meeting DfT criteria through major scheme bid process. Contingency: Scheme could be tailored to available funding.
Planning, Site Preparation & Affordable Housing (Subsidy)	EGE, local employment sites and medium/small sized sites for affordable housing - indicative (non secured) investment priorities identified in WoE DIIP (outside of developer subsidised affordable housing).	SGC, HCA, RSLs	Indicative £8.8m	2010-2015	HCA via WoE DIIP where eligible	Risk: Could be affected by cutbacks in Govt funding. WoE DIIP impacted by changes in HCA funding programme and national policy framework. HCA funding no longer available for S106s
<b>Science Park</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
Strategic Transport & Highway Infrastructure	Strategic Link Road from Westerleigh Road Roundabout to SPark Square. Upgrade of Westerleigh Road Roundabout - <b>Complete.</b>	Developer / SGC	Cost of strategic link etc not known - Contribution of £84k prior to first occupation followed by further contributions on completion of each building (other than the Innovation Building), towards a 'Transportation Scheme.'	2010-2015	Developer Funded / SWRDA	Risk: Delivery of all infrastructure on site dependant on viability of development.
Public Transport	Bus Shelters (inc RTI) in SPark Square, temporary shuttle bus to UWWE (Frenchay Campus) for 1 year, re-route of service 686 through the site, provision of car club vehicle onsite & implementation of a Travel plan & appointment of Travel Plan Co-ordinator	Developer / SGC / Bus operators	Cost of onsite bus shelters etc not known	2010-2015	Developer Funded / SWRDA	Risk: Delivery of all infrastructure on site dependant on viability of development.
Walking & Cycling	New Bridleway (onsite) to replace existing Public Right of Way	Developer	Cost of onsite bridleway etc not known	2010-2015	Developer Funded / SWRDA	Risk: Delivery of all infrastructure on site dependant on viability of development.
Health, Community & Culture	Provision of Public Art throughout the development and contribution towards local environmental / countryside projects	Developer / SGC	Cost of onsite public art etc not known. £5k towards offsite local environmental / countryside projects	2010-2015	Developer Funded / SWRDA	Risk: Delivery of all infrastructure on site dependant on viability of development.
Other	Innovation Centre building for Research & Development purposes. Restoration works of Listed Building	Developer / SWRDA	Unknown	2010-2015	Developer Funded / SWRDA	Risk: Delivery of all infrastructure on site dependant on viability of development.
<b>Emersons Green East New Neighbourhood (based on 2400 dwellings, 100,000sqm employment &amp; ancillary services &amp; supporting infrastructure).</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
Strategic Transport & Highway Infrastructure	Contribution to the North Fringe Major Scheme, construction of A4174 Rosary Roundabout Improvements & diverge lane at Jct1 of M32.	Master Developer / SGC	£3.3m to NF Major Scheme plus construction cost of Rosary Roundabout (inc £63k contribution for traffic signals and 90k for cost of Toucan) and M32 Jct 1 improvements	2012-2016	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on ongoing viability of development.
Public Transport	Revenue support for local bus services, car club, car share scheme & Travel Plan, 240 space Multi-Modal Interchange (Onsite).	Master Developer / Appointed Operator / SGC	£2m Revenue support for Public Transport, £230k towards establishment of car club, car share scheme and travel plan. £900k construction cost of MMI & £152k contribution towards maintenance of MMI	2012-2020	Developer Funded (S106) - (MMI - Scope to recoup cost from 3rd parties)	Risk: Delivery of all infrastructure on site dependant on ongoing viability of development.
Walking & Cycling	Footbridge (to link EGE centre with EGW over A4174) - Financial Contribution	SGC	£0.95m	2012-2016	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on ongoing viability of development.
Affordable Housing	GHQ site: 25% at nil public subsidy, 8.3% dependant on subsidy on main site. Gateway site 28.5% at nil public subsidy/5% dependant on subsidy	Landowners / Developers/RSLs / SGC	Unknown	2012-2026	Developer funded (S106) for nil subsidy provision. RP subsidy required for delivery outside developer funded provision	Risk: Delivery of all infrastructure on site dependant on ongoing viability of development. HCA funding no longer available for S106 sites
Schools	2 x 1.8ha Primary School sites & 6.8ha site for Secondary School & financial contributions towards construction cost. 60 place Nursery School (onsite provision or £500k contribution).	SGC / Private provider (Nursery)	Land & £6.2m contribution towards secondary school & land & £7.9m contribution towards primary schools.	2012-2026	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on ongoing viability of development.
Health, Community & Culture	880m2 Community Centre, 709m2 5 GPs Practice or £200k contribution & financial contribution towards library. Community Forest.	Master Developer SGC / PCT / Forest of Avon	Estimate £2m construction cost of community centre. Plus and GP surgery plus £269k contribution towards library services and £89k towards public art. £40k contribution to community forest.	2012-2020	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on ongoing viability of development.
All Public Open Space (inc Laying out, Play Equipment, Allotments & Maintenance etc)	19ha of POS and ancillary facilities inc 200m2 outdoor changing rooms, 280m2 Cricket Pavilion, LEAP, NEAP x2, MUGA, all weather pitch playing fields and BMX park. Water Attenuation Features in accordance with the Folly Brook Catchment Surface Water Drainage Strategy inc Pond C3.	Master Developer / SGC	£5m contribution towards POS & £1m towards pond C3 maintenance plus construction costs of POS. Estimated £800k cost of constructing pavilion and outdoor changing facility.	2016-2026	Developer Funded (S106)	Risk: Delivery of all infrastructure on site dependant on ongoing viability of development.
Extra Care Housing	50 bed scheme onsite for sale or lease	Master Developer / SGC	Unknown	2016-2026	HCA / Registered Providers	Risk: Delivery of all infrastructure on site dependant on ongoing viability of development.
<b>Windfall Sites</b>						
Proposed Infrastructure		Lead Agencies	Average Cost / dwelling	Phasing	Funding Sources	Risk / Contingency
All Infrastructure (requirements subject to local capacity & priorities)	Inc: Financial contributions towards: Transportation (inc: North Fringe Hengrove Package), Schools (inc EGE SS), Libraries, GP surgeries, Community Meeting Spaces, Waste management & strategic POS etc via S106 until CIL adopted. Affordable Housing provided on-site.	SGC, PCT, Parish & Town Councils	Negotiated on site-by-site basis. CIL charge to be adopted 2013	N/A	S106 / CIL	Risks: Charging Schedule to be adopted prior to CIL being implemented.

Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Yate &amp; Chipping Sodbury</b>						
Infrastructure Proposed		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>None Site Specific</b>						
<b>Public Transport (Bus)</b>	Inc: Extension of North Fringe orbital service from Emersons Green - Yate along new RT infrastructure and revenue support for local services.	SGC / Appointed Bus Operator (s)	£7m Infrastructure. £1.5m Revenue Support (2010 prices). <b>Scheme will not be funded in current CSR period to March 2015.</b>	Beyond 2020	Could qualify as a DfT local major transport scheme, requiring a bid to Central Government. At least 12% local contribution required from developer funding. (S106/CIL)	Risks: No status in Local Major Transport Scheme, risks associated with meeting DfT criteria through major scheme bid process. Contingency: Improve bus services along existing highway infrastructure. Capital spend could be tailored to available funding
<b>Public Transport (Park &amp; Ride)</b>	P&R facility at Nibley Road , Yate	SGC	£1.5m	TBC	Contribution from North Yate New Neighbourhood. Could also qualify for Major Scheme Funding if combined with qualifying package of total cost greater than £5m. (S106/CIL)	Risk: Subject to detailed study and business case. Could utilise central govt funding which may be subject to cutbacks and successful scheme bid.
<b>Walking &amp; Cycling</b>	Cycle Path (Yate - Coalpit Heath - Downend)	SGC	£0.5m	TBC	Developer funded / LTP Capital programme. (S106/CIL)	Risk: Subject to detailed study and business case. Could utilise central govt funding which may be subject to cutbacks and successful scheme bid. Contingency: Scheme could be tailored to available funding.
<b>Planning, Site Preparation &amp; Affordable Housing (Subsidy)</b>	Local employment sites and medium/small sized sites for affordable housing - indicative (non secured) investment priorities identified in WoE DIIP (outside of developer subsidised affordable housing).	SGC, HCA, RSLs	Site Preparation and planning indicative £0.6m, rest unknown	2010-2015	HCA where eligible	Risk: Could be affected by cutbacks in Govt funding. WoE DIIP impacted by changes in HCA funding programme and national policy framework.HCA funding no longer available for S106s
<b>Utilities</b>	Frome Valley Relief Sewer (Phase 3) from Cog Mill Farm - Bradley Stoke	Wessex Water	£25-30m	2017-2026	Connection Charges / OFWAT / Developer contribution from North Yate New Neighbourhood	Risk: Subject to OFWAT approval of WW 2015-2020 Business Plan. Contingency: Developer scheme to connect new neighbourhood north of Brimsham to Phase II of the FVRS and short term mitigation measures at Cog Mill Farm
<b>Emergency Services</b>	Police Station, Yate Town Centre	Avon & Somerset Constabulary	TBC	TBC	Police Authority, possible PFI, & Developer Contributions (S106/CIL).	Risk: Funding and location yet to be determined.
<b>Cultural Centre</b>	Theatre & cultural centre at Yate Town centre - former Seastores site	Yate Town Council	£2.5m	TBC	Town Council / Developer Contributions (S106/CIL)	Risk: Funding yet to be identified in full
<b>North Yate New Neighbourhood Package (up to 3000) dwellings and 9ha of employment use)</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Strategic Transportation &amp; Highway Infrastructure</b>	Financial contributions towards the North Fringe - Hengrove Package, Greater Bristol Metro or other local rail improvements (inc. Yate Turnback) and Nibley P&R site.	SGC, WEP, Network Rail, TOC	£4.0m excluding local highway improvements and jct improvements to Goose Green Way.	2016-2026	DfT grant for North Fringe to Hengrove RT via Investment in Local majorTransportScheme. SGC local contribution predominantly developer contributions (S106/CIL).	Risk: Subject to agreement of Planning Permission and detailed S106 package. Govt cutbacks on local major transport scheme funding.
<b>Public Transport</b>	Inc: revenue support and bus stop improvements (inc RTI) for half hourly service from Yate TC-N.Yate-Winterbourne-BCC, a Yate Town bus service, the Greater Bristol Metro Project (or Yate Station Improvements) and revenue Support for Community Transport, Demand Responsive Transport, Car Clubs and other Sustainable Transport.	SGC / Appointed Operator	£2.45m	2016-2026	Developer Funded (S106/CIL)	Risk: Subject to agreement of Planning Permission and detailed S106 package.
<b>Walking &amp; Cycling</b>	Inc: Cycleway from Yate - Winterbourne - Bradley Stoke (along B4058 corridor) and linkages to strategic destinations in Yate & Chipping Sodbury.	SGC	£1.3m	2016-2026	Developer Funded (S106/CIL)	Risk: Subject to agreement of Planning Permission and detailed S106 package.
<b>Affordable Housing</b>	35% requirement, mix and tenure TBC	Developer / RSLs	Unknown	2012-2026	Developer Funded (S106)	Risk: Proposals subject to agreement of Planning Permission and detailed S106 agreement.
<b>Schools</b>	2 x Primary Schools to provide 5FE and nursery facility onsite and financial contribution towards secondary school places (inc EGE SS)	Master Developer / SGC / Private Provider (Nursery)	£21.5m plus land for primary schools. Secondary contribution TBC.	2016-2026	Developer Funded (S106/CIL)	Risk: Subject to agreement of Planning Permission, detailed S106 package and onsite election notice.
<b>Health, Community &amp; Culture</b>	Multi-use Facility - Community Centre, GPs Practice, Homework Hub, Youth & Childrens Facilities. Financial contribution to Library Services.	SGC/PCT	Libraries (£0.8m), Community Centre (£2.3m), GP Practice (£1.3m), Childrens Centre & Youth Provision (£0.8m) Total £5.2m	2016-2026	Developer Funded (S106/CIL)	Risk: Subject to agreement of Planning Permission and detailed S106 package.
<b>Waste Management</b>	Financial contribution towards remodelling of Yate Transfer & Sort IT facility and / or new north fringe facility.	SGC	TBC	2016-2026	Developer Funded (S106/CIL)	Risk: Subject to agreement of Planning Permission and detailed S106 package.
<b>Extra Care housing</b>	Onsite scheme required as part of new neighbourhood	Master Developer / Private Provider	Unknown	2016-2026	Developer Funded (S106)	Risk: Subject to agreement of Planning Permission and detailed S106 package.
<b>All Public Open Space (inc Laying out, Play Equipment &amp; Allotments &amp; Maintenance etc)</b>	In Kind & Financial Contribution for Maintenance (inc contribution to upgrade YOSC facility)	Master Developer / SGC	Approx £6600 per dwelling split 53:47 Capital:Maintenance. Savings may be made subject to detailed site planning.	2016-2026	Developer Funded / (Potential for Private Management Company) (S106)	Risk: Subject to agreement of Planning Permission and detailed S106 package.
<b>Utilities</b>	Financial contribution towards Frome Valley Relief Sewer or provision of strategic sewer from the site to Phase II of FVRS at Bradley Stoke. Provision of WiFi network to provide free connection to support domestic & business use.	Master Developer / Wessex Water / Yate Town Council (Wifi)	£7-10m (Sewer connection) Wifi TBC	2016-2020	Developer Funded (S106)	Implementation of strategic sewer is non negotiable requirement of new neighbourhood development.
<b>Windfall Sites</b>						
Proposed Infrastructure		Lead Agencies	Average Cost / dwelling	Phasing	Funding Sources	Risk / Contingency
<b>All Infrastructure (requirements subject to local capacity &amp; priorities)</b>	Inc: Financial contribution towards: Transportation , Schools (inc EGE SS), Libraries, GP surgeries, Community Meeting Spaces, Waste management & POS etc via S106 until CIL adopted. Affordable housing provided on site.	SGC, PCT, Parish & Town Councils	Negotiated on site-by-site basis. CIL charge to be adopted 2013	N/A	S106 / CIL	Risks: Charging Schedule to be adopted prior to CIL being implemented.

Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Thornbury</b>						
Infrastructure Proposed		Agency: Lead Delivery	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Non Site Specific</b>						
Strategic Transportation & Highway Infrastructure	Extension of the A38 Showcase bus corridor to Thornbury	SGC	£3m (A38 Showcase Route) cost shared between Thornbury Housing Opportunity Area & Windfalls, Rural Areas, Cribbs / Patchway & East of Harry Stoke New Neighbourhoods.	TBC	LTP / Developer Funded (S106/CIL)	Risk: Funding to be identified / agreed. Contingency: Scheme could be tailored to available funding.
Public Transport (bus)	Provision of Real Time Info at Strategic bus stops & Revenue Support for Community Transport, Demand Responsive Transport, Car Clubs and other Sustainable Transport.	SGC / Appointed Bus Operators	£20k per bus stop. Revenue support subject to available funding.	TBC	LTP / Developer Funded (S106/CIL)	Risk: Funding to be identified / agreed. Contingency: Scheme could be tailored to available funding.
Walking & Cycling	Extension of Cycling City route along A38 from Aztec West to Thornbury.	SGC	£1m shared between Thornbury Housing Opportunity Area & Windfalls, Rural Areas & Cribbs / Patchway New Neighbourhood.	TBC	LTP / Developer Funded (S106/CIL)	Risk: Funding to be identified / agreed. Contingency: Scheme could be tailored to available funding.
Planning, Site Preparation & Affordable Housing (Subsidy)	Local employment sites and medium/small sized sites for affordable housing - indicative (non secured) investment priorities identified in WoE DIIP (outside of developer subsidised affordable housing).	SGC, HCA, RSLs	Site Prep and planning indicative £0.3m rest unknown	2010-2015	HCA where eligible	Risk: Could be affected by cutbacks in Govt funding. WoE DIIP impacted by changes in HCA funding programme and national policy framework.HCA funding no longer available for S106s
<b>North Thornbury Housing Opportunity (500 dwellings)</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
Strategic Transportation & Highway Infrastructure.	Financial contribution towards Local Highway Improvements inc A38 / Grovesend Road signalised Jct.	SGC	£525,000	2013-2020	Developer Funded (S106)	Risk: Subject to continuing viability
Public Transport	Revenue Support for bus services & provision of a travel plan.	SGC	£487,000.00	2013-2020	Developer Funded (S106)	Risk: Subject to continuing viability
Affordable Housing	35% (80:20 split social rent:shared ownership)	Developer / RSLs	Unknown	2013-2020	Developer Funded (S106)	Risk: Subject to continuing viability
Schools	Contribution to school places.	SGC or Castle School	£987,000	2013-2020	Developer Funded (S106)	Risk: Subject to continuing viability
Health, Community & Culture	Contributions towards extension of Thornbury library, a community centre and public art.	SGC / Thornbury Town Council	Libraries (£0.1m), Community meeting space (£0.2m), Public Art (£20k) Total £0.33m	2013-2020	Developer Funded (S106)	Risk: Subject to continuing viability
All Public Open Space (inc Laying Out, Play Equipment, Allotments & Maintenance)	Provision of a senior sports pitch, areas of equipped, natural and informal play and allotments.	Developer / Community Trust / Management Company	Unknown	2013-2020	Developer / Private Management Company / Community Trust	Risk: Subject to continuing viability
<b>Windfall Sites</b>						
Proposed Infrastructure		Lead Agencies	Average Cost / dwelling	Phasing	Funding Sources	Risk / Contingency
All Infrastructure (exc Schools & Waste Management) (requirements subject to local capacity & priorities)	Inc: Financial contribution towards: Transportation (inc A38 Showcase Route, RTI stops and bus revenue support), Libraries, GP surgeries, Community Meeting Spaces & POS. Affordable housing on-site.	SGC, PCT	Negotiated on site-by-site basis. CIL charge to be adopted 2013	N/A	S106 / CIL	Risks: SPD / DPD to be adopted prior to roof tax / CIL being implemented.



Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>Rural Areas (inc Severnside)</b>						
Infrastructure Proposed		Agency: Lead Delivery	Cost	Phasing	Funding Sources	Risk / Contingency
<b>None Site Specific</b>						
<b>Strategic Transportation &amp; Highway Infrastructure</b>	Extension of the A38 Showcase bus corridor to Thornbury and Park & Share facilities at Aust, Falfield and Tormarton.	SGC	£3m (A38 Showcase Route) shared with Thornbury Housing Opportunity & Windfalls, Cribbs Patchway & East of Harry Stoke New Neighbourhoods.TBC (Park & Share)	TBC	LTP / Developer Funded (S106/CIL)	<i>Risk:</i> Funding to be identified / agreed. <i>Contingency:</i> Scheme could be tailored to available funding.
<b>Public Transport (bus)</b>	Provision of Real Time Info at Strategic bus stops in the Rural Area & Revenue Support for Community Transport, Demand Responsive Transport, Car Clubs and other Sustainable Transport.	SGC / Appointed Bus Operators	£20k per bus stop. Revenue support subject to available funding.	TBC	LTP / Developer Funded (S106/CIL)	<i>Risk:</i> Funding to be identified / agreed. <i>Contingency:</i> Scheme could be tailored to available funding.
<b>Public Transport (rail)</b>	Safeguard land for passenger rail station, parking and bus interchange facility at Charfield Station.	SGC	£6-8m	TBC	Unknown	<i>Risk:</i> Funding to be identified / agreed. Subject to 'station opening ' businesscase to be made to Network Rail.
<b>Affordable Housing (Subsidy)</b>	Various medium/small sites (including Oaktree Avenue, Pucklechurch) for affordable housing - indicative (non secured) investment priorities identified in WoE DIIP (outside of developer subsidised affordable housing).	SGC, HCA, RSLs	Indicative investment across themes: rural housing and vulnerable adults - £14.3m	2010-2015	HCA where eligible	<i>Risk:</i> Could be affected by cutbacks in Govt funding. WoE DIIP impacted by changes in HCA funding programme and national policy framework.HCA funding no longer available for S106 sites
<b>Walking &amp; Cycling</b>	Extension of Cycling City route along A38 from Aztec West to Thornbury.	SGC	£1m shared with Thornbury Housing Opportunity & Windfalls, & Cribbs Patchway New Neighbourhood.	TBC	LTP / Developer Funded (S106/CIL)	<i>Risk:</i> Funding to be identified / agreed. <i>Contingency:</i> Scheme could be tailored to available funding.
<b>SEVERNSIDE</b>	Transport (inc M49 jct), ecological and flood risk mitigation.	Landowners / EA	M49 Jct, flood & ecological mitigation subject to further investigation	Existing 1957/58 Planning consent allows piecemeal development.	LEP & SGC investigating options for funding. Enterprise Area / City Region Deal	<i>Risk:</i> Funding unidentified to date.
<b>Windfall Sites</b>						
Proposed Infrastructure		Lead Agencies	Cost	Phasing	Funding Sources	Risk / Contingency
<b>All Infrastructure (requirements subject to local capacity &amp; priorities)</b>	Inc: Financial contribution towards: Transportation (inc RTI stops, bus Revenue Support & park & shares), Schools (inc EGE SS), Libraries (inc Mobile Library), GP surgeries, Waste management & POS. etc via S106 until CIL adopted. Affordable housing onsite.	SGC, PCT, Parish & Town Councils	Negotiated on site-by-site basis. CIL charge to be adopted 2013	N/A	S106 / CIL	<i>Risks:</i> Charging Schedule to be adopted prior to CIL being implemented.

# **South Gloucestershire Local Development Framework**

## **Infrastructure Delivery Plan Evidence Base**

**November 2012**

## Introduction

'The core strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution. This evidence should cover who will provide the infrastructure and when it will be provided. The core strategy should draw on and in parallel influence any strategies and investment plans of the local authority and other organisations' (PPS12: Local Spatial Planning, para 4.8).

The following text comprises a series of documents that explain how provisions within the Infrastructure Delivery Plan have been arrived at. Using available information, they explain the statutory and policy basis for why and how infrastructure is funded and delivered, the current position within South Gloucestershire (at the time of writing) and requirements to support growth as proposed in the Core Strategy (Post Submission Version – Dec 2011). In order the documents cover:

1. Transport Infrastructure
2. Children & Young Peoples Services
3. Health Services
4. Library Services
5. Community Centres & Village Halls
6. Waste Management
7. Extra Care Housing
8. Public Open Space, Outdoor Sport & Recreation
9. Utilities (Electricity, Gas, Water, Sewerage)
10. Emergency Services



**SOUTH GLOUCESTERSHIRE CORE STRATEGY**  
**INFRASTRUCTURE DELIVERY PLAN**  
**EVIDENCE BASE**

**Transport Infrastructure**  
**(South Gloucestershire Transport Policy Team)**

**November 2012**

### **1. Introduction**

- 1.1. The shared vision for South Gloucestershire is set out in the Sustainable Communities Strategy and the Council Plan sets out how this vision will be delivered. These have managing future development, promoting safer and stronger communities and modernising health and community care services as priorities.
- 1.2. The Local Development Framework will set out the spatial expression of these priorities and is key to the creation of sustainable communities that are well designed and planned, provide access to a full range of community facilities, formal and informal open spaces and which are well integrated with existing communities.
- 1.3. The Joint Local Transport Plan 2011-26 [JLTP3] sets out the transport policies for the South Gloucestershire and its neighbouring authorities in the West of England.
- 1.4. This paper sets out the transport infrastructure requirements to support the future growth proposed in the South Gloucestershire Core Strategy Post Submission Version (Dec 2011). Any variation in the overall scale or location will clearly alter the requirements. The document also aims to set out the principles upon which the requirements are based.

### **2. Transport Provision**

- 2.1. Responsibility for the provision of transport in England is quite fragmented; the division of these responsibilities is as follows:
  - The Strategic Road Network (motorways and trunk roads) is managed and maintained by the Highways Agency. This is an executive agency of the Department for Transport [DfT], which funds the Highways Agency; in South Gloucestershire, these are the M4, M5, M32, M48, M49 and A46;
  - All other public highways are managed and maintained by South Gloucestershire Council, using capital funding provided by the DfT (namely, annual 'Integrated Transport' and 'Maintenance' block grant, bespoke major transport scheme bid funding) and the Council's own resources;
  - Railway infrastructure is managed and maintained by Network Rail, a 'not for profit' organisation funded by income received from Train Operating Companies [TOCs] and from the DfT;
  - Train services are run by TOCs, passenger services are run on a franchise basis, with the DfT specifying the terms of the franchise (including minimum service levels); in South Gloucestershire, local services and those to/from London and South Wales are currently run

by First Great Western, north-south cross-country services are run by Cross Country Trains;

- Local bus services are provided on a commercial and non-commercial basis, the main commercial operator is First Somerset & Avon; non-commercial services are operated under tender to South Gloucestershire Council and typically consist of routes between smaller, often rural, communities and during evenings and Sundays;
- Express inter-city coach services are run mostly by National Express;
- Community transport services are widely provided on a voluntary basis and often with financial support from South Gloucestershire Council;
- Air transport is regulated by the government and run by commercial organisations.

### 3. Policy Framework

- 3.1. The JLTP provides the statutory basis for South Gloucestershire Council's transport policies. The currently approved JLTP [JLTP3] runs from 2011 to 2026. The JLTP3 can be found in full at:

<http://travelplus.org.uk/our-vision/joint-local-transport-plan-3>

- 3.2. The JLTP3 Vision is for a transport system that strengthens the local economy, improves access, ensures alternatives to the car are a realistic first choice being affordable, safe, secure, reliable, simple to use and available to all. There are five goals in the JLTP3:

- Reduce carbon emissions;
- Support economic growth;
- Promote accessibility;
- Contribute to better safety, security and health;
- Improve quality of life and a healthy natural environment.

### 4. Targets and Links with National and Local Targets

- 4.1. Targets and indicators play a key role in the JLTP3; they are designed to measure and monitor progress towards meeting the JLTP3's objectives. They are also important for delivering wider policy objectives identified in Core Strategies, Sustainable Community Strategies and Corporate Plans.
- 4.2. The Government has replaced the National Indicators introduced in 2008 and the previous mandatory LTP indicators with a 'Single List' of local government data requirements as from April 2011. In view of the changed requirements for monitoring, the JLTP3 will now measure our top 5 targets and 4 supporting indicators. These are:

- Road Safety

## IDP Transport Evidence Base

---

- CO2 Emissions
- Cycling
- Bus Passengers
- Rail

And supporting indicators, which will not have targets, are:

- Maintenance – principal and non principal roads; Congestion, Air Quality; and Bus Punctuality.

4.2. In addition to the JLTP3 targets and indicators, there are also local targets used in the Council Plan (Implementation Annex) to monitor progress towards the Council's transport aims, namely:

- Increase in community transport patronage;
- Number of extended community transport schemes;
- % take up of Diamond Travel card usage;
- Completion of approved (capital) programme;
- % increase in cycle training for elderly people (over 65);
- % GBBN project elements implemented;
- RFA2 programme established and milestones achieved on time;
- Employer satisfaction with transport;
- Number of employer travel plans introduced;
- % existing schools with operational travel plans;
- % of service changes (timetables and routes) notified to SGC by bus operators for consultation at least three months in advance of changes taking effect;
- Public satisfaction with bus services (all residents);
- Achieve milestones in (bus) Performance Improvement Plan;
- Increase bus patronage from young people;
- Parkway station action plan - achieve milestones.

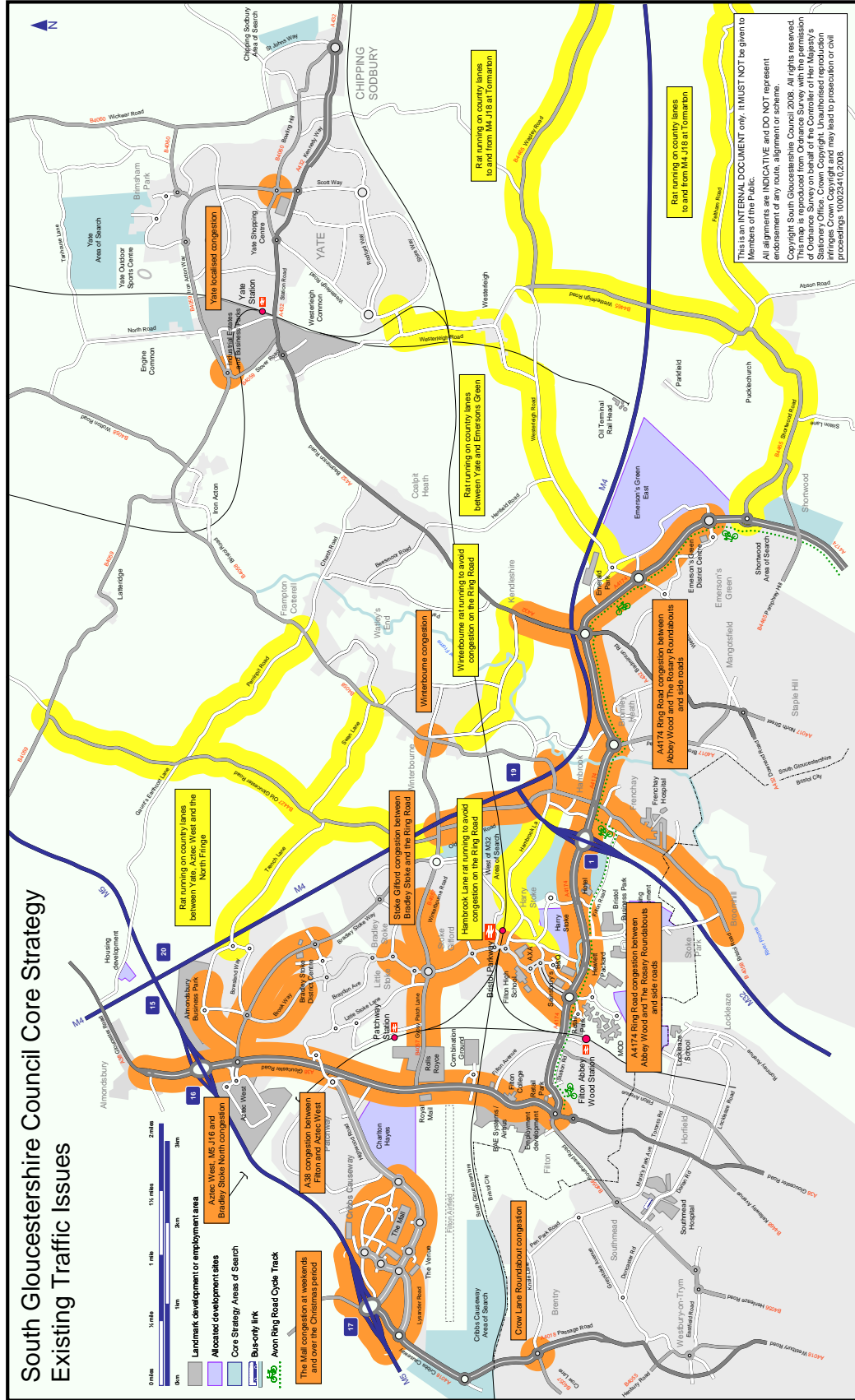
4.3. JLTP3 targets will usually be for 5-years, with interim trajectories and milestones and provision for full mid-term reviews after 3-years; this reflects the current uncertainty in funding for transport and other factors that influence their performance, such as the state of the economy and the pace of development and regeneration. Council Plan targets are for 3-years.

4.4. There is an evidence base for our approach, which includes:

- The JLTP and background documents, including:
  - Technical studies such as the Greater Bristol Strategic Transport Study (Atkins, 2006), West of England (Delivering a Sustainable Transport System) Network Performance Assessment (Atkins, 2010);
  - JLTP Progress Reports;
  - JLTP Congestion Delivery Plan;
  - Major scheme transport bids to the DfT (e.g. for the North Fringe Hengrove Package) and their supporting analyses;
  - See <http://www.travelplus.org> for the above;
- Transport statistics (e.g. traffic counts, public transport patronage surveys, road condition surveys, road accident records)
  - National (<http://www.dft.gov.uk/pgr/statistics/>);
  - Local (<http://www.southglos.gov.uk/TransportAndRoads>);
- Census ([http://www.statistics.gov.uk/census2001/access\\_results.asp](http://www.statistics.gov.uk/census2001/access_results.asp));
- Local authority air quality monitoring (<http://www.southglos.gov.uk/NR/exeres/296f13d9-b743-410c-a9d2-c317f1a92def>).

## 5. Spatial Issues and Requirements

- 5.1. South Gloucestershire has seen significant development, particularly in the Bristol North and East Fringe; however, the supporting transport infrastructure has not kept pace with the demands put on it by this and by an increase in car use in the population as a whole. Particular problems include:
- Significant traffic congestion, in particular in much of the North and East Fringe (see Figure 1 overleaf);
  - The adverse impact of traffic congestion on the local economy, bus service reliability, community severance and people's health (e.g. poor air quality);
  - Limited access to major employment areas in the North and East Fringe by public transport, cycling and walking;
  - Poor access to facilities and services by public transport, cycling and walking;
  - Lack of satisfactory public transport services linking rural communities with jobs, services and facilities, which leads to increased reliance on the private car.



- 5.2. Issues associated with the individual areas are described in more detail below.

### **Communities of the North Fringe**

- 5.3. The North Fringe comprises Cribbs Causeway, Filton, Patchway, Bradley Stoke, Stoke Gifford, Frenchay and Harry Stoke. It has seen large scale residential, employment, retail and education development, which results in large volumes of generated trips, much of which is by the private car.
- 5.4. The North Fringe is bounded on three sides by the M5, M4 and M32 motorways; on its southern boundary, by the A4174 Ring Road and the freight railway to Avonmouth. These are significant barriers to movement to/from the North Fringe, both in terms of the number of crossing points and the congestion at these crossings and junctions.
- 5.5. The Great Western Mainline railway line bisects the area and is a very significant barrier to north-south movements; there are few local roads that cross the railway and these are very congested during weekday peak periods.
- 5.6. All of the motorway junctions suffer from regular peak period congestion:
- M5 Junction 17 (A4018) is particularly congested during peak shopping periods at weekends and around Christmas; continuing intensification of retail development at Cribbs Causeway will increase traffic levels and congestion; this a particular concern now that an Air Quality Management Area has been declared at Junction 17;
  - M5 Junction 16 (A38) is very congested with commuter traffic, particularly that generated by nearby business parks at Aztec West and Woodlands Lane and by trips to/from aerospace industries in Filton;
  - M5 Junction 15 / M4 Junction 20 (Almondsbury Interchange) does not have a junction with local roads, but queues generated at M5 Junction 16 can block-back to this junction in the AM peak; when commuter traffic combines with holiday traffic on Friday afternoons, congested conditions are the norm;
  - M4 Junction 19 (M32) is congested during commuter peak periods, queues that form on the off-slips often block-back onto the M4 running lanes;
  - M32 Junction 1 (A4174 Ring Road) is also congested during commuter peak periods, queuing traffic blocks-back along the Ring Road to Coldharbour Lane (UWE) and B4058 at Hambrook.

- 5.7. The Highways Agency, which operates these motorways, is concerned about the adverse impact of local traffic generation. To mitigate this, several capacity improvement schemes have been implemented in the last decade; however, the scope for further improvement is now limited by physical constraints (and consequent cost). Therefore, the Agency has developed a scheme to manage the M4/M5 around Bristol; the Managed Motorway scheme will see variable speed controls and hard-shoulder running to smooth traffic flow and increase throughput.
- 5.8. The main local roads are the A4018, A38, A47174 Ring Road, B4057, B4427 and Highwood Road, linked by various distributor roads. The main junctions include:
- A38/Bradley Stoke Way/Aztec West;
  - A38/B4057 Gypsy Patch Lane;
  - A38/A4174/B4050 (Air Balloon Roundabout);
  - A4174/Filton Avenue;
  - A4174/Great Stoke Way/MoD;
  - A4174/Coldharbour Lane;
  - A4174/B4058 at Hambrook;
  - B4057/B4427;
  - Lysander Rd/Merlin Rd (Cribbs).

All the main roads and junctions are congested to varying degrees and have little spare capacity to cope with recurrent or exceptional traffic conditions in extended AM and PM peak periods.

- 5.9. Bristol Parkway is the main railway station serving the North Fringe; it has been updated and is well-served by numerous inter-city and local services, giving direct access to a wide range of destinations. Filton Abbey Wood station is relatively new and is well-served by local train services. Patchway station is somewhat isolated, it has a poor level of local services and its facilities and access leave much to be desired.
- 5.10. The Great Western Main Line will be electrified by 2017, with new inter-city trains giving reduced journey times and a new timetable increasing the frequency of services. As part of this project, a 4<sup>th</sup> platform will be opened at Bristol Parkway and possibly the reinstatement of four tracks on Filton Bank..
- 5.11. Bus services in the North Fringe are predominantly radial urban services to/from the city centre, supplemented by orbital services and 'country' bus services (e.g. to Thornbury); there is also a network of bus services aimed primarily at UWE students (Wessex Red). There are bus interchanges at UWE, Bristol Parkway and The Mall, Cribbs Causeway.



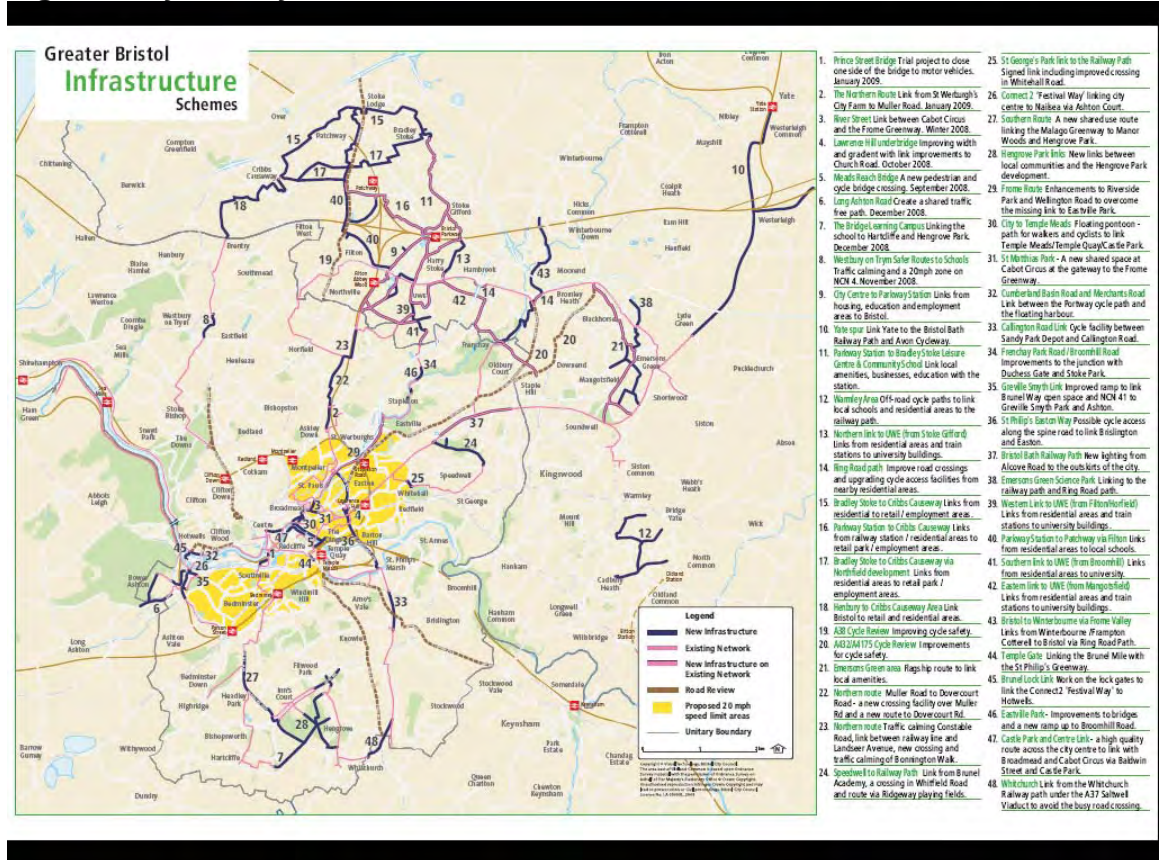
# IDP Transport Evidence Base

5.12. Historically bus services are adversely affected by the traffic congestion described above, but this has been somewhat mitigated by bus priority measures recently implemented through the Greater Bristol Bus Network [GBBN] major transport scheme, namely:

- Corridor 1 (Bradley Stoke – Bristol via M32);
- Corridor 2 (Cribbs Causeway – Bristol via A4018);
- Corridor 4 (Cribbs Causeway - Bradley Stoke – Stoke Gifford - Bristol via A38);
- Corridor 5 (Cribbs Causeway – Filton - UWE – Emersons Green via A4174 Ring Road).

5.13. The cycle and pedestrian networks generally follow the highways, but there are also bespoke cyclepaths throughout the area providing traffic-free links. The cycle routes have been improved by the Cycle City project, a Government-funded scheme with match-funding from Bristol and South Gloucestershire Councils that totalled £22.8m. The aim of the project is to double the number of cyclists in Greater Bristol. There are 13 schemes in the North Fringe that were completed in 2011, as shown on Figure 2. The project involved not only infrastructure improvements, but also cycle training, promotion and smarter choices.

**Figure 2 Cycle City**



- 5.14. There is ongoing or committed development in the North Fringe at several sites (allocated in the South Gloucestershire Local Plan), which will provide additional transport infrastructure:
- Charlton Hayes (formerly Filton Northfield), which will provide a new link road between The Mall with the A38 Gloucester Road (Hayes Way (formerly the San Andreas Link Road) which opened in 2010);
  - Cheswick Village provides a bus link between the MoD campus and UWE and a bus link to Lockleaze;
  - Harry Stoke will provide a local route to the A4174 between Coldharbour Lane and the M32.
- 5.15. GBBN has funded improvements several improvements in the North Fringe, including at the A38/Bradley Stoke Way/Aztec West, A4174/Great Stoke Way/MoD, the A4174 between Coldharbour Lane and the M32 and at M32 Junction 1. These improvements are targeted at improving bus journey time reliability, which can be badly affected by congestion in the area. GBBN will be completed in spring 2012.

### **Communities of the East Fringe**

- 5.16. The communities of the East Fringe comprise Downend, Emersons Green, Mangotsfield, Staple Hill, Soundwell, Kingswood, Warmley, Cadbury Heath, Oldland Common, Longwell Green and Hanham. The primary highway access route is the A4174 Ring Road and radial routes the A432, B4465, A420, A4175 and A431. The main routes all suffer from significant traffic congestion in the peak periods, especially at junctions between the Ring Road and radial routes. There are traffic-induced Air Quality Action Areas in Staple Hill and Kingswood High Street.
- 5.17. Public transport provision is provided by urban and country bus services, most of which are on radial routes to/from the city centre; there are a few services on orbital routes to/from the North Fringe, but these require financial support from the Council. As in the North Fringe, services get caught in traffic congestion, so priority measures have been (or soon will be) implemented, including:
- 'Priority Lanes' (or High Occupancy Lanes) for use by buses and vehicles with more than 2 occupants on the Ring Road approach to M32 Junction 1;
  - The JLTP-funded A420 bus showcase corridor;
  - GBBN schemes on Corridors 1 (Yate, Chipping Sodbury – Bristol via Ring Road and M32) and 5 (Yate, Chipping Sodbury – Bristol via A432).
- 5.18. The cycle and pedestrian networks generally follow the highways, but with sections of traffic-free routes, including the well-known Bristol-Bath cycle

path that follows a disused railway. The development at Emersons Green has and will incorporate cycle and foot paths. Some of the cycle routes are being improved by the aforementioned Cycle City project. Figure 2 shows the schemes, two of which link Emersons Green with the Bristol-Bath cycle path, while one provides a network in Warmley/Cadbury Heath.

- 5.19. The main ongoing development areas in the East Fringe comprise sites already allocated in the South Gloucestershire Local Plan at Emersons Green (i.e. Emerald Park, the Science Park and Emersons Green East). The development will add traffic onto already congested routes and, hence, is funding junction improvements along the Emersons Green section of the Ring Road and a Park and Ride at Emersons Green East.

### **Yate and Chipping Sodbury**

- 5.20. Yate and Chipping Sodbury are adjoining settlements north-east of Bristol. Although they do have several employment areas, there is net out-commuting traffic to Bristol city centre, the North Fringe and beyond. This results in heavy traffic flows out of Yate in the morning towards the Ring Road and North Fringe via the A432, the B4058, B4059, B4427 and rural roads through Westerleigh, with similar flows returning in the evening. Traffic making these movements is likely to continue to increase with further employment development at SPark and Emersons Green East.
- 5.21. The main bus service in Yate provides four buses per hour between Bristol city centre and Yate; of these, two extend to Chipping Sodbury and these buses also provide part of the Yate town service. The net effect is to provide only an hourly service around the north of Yate, whilst south Yate has four buses per hour. Passengers boarding or alighting in Chipping Sodbury have to travel around Yate, which adds up to 20 minutes to a journey when compared with a more direct route
- 5.22. The reliability of Bristol bus services is often effected by congestion, especially in the East Fringe of Bristol; however, the JLTP and GBBN improvements on Corridors 1 and 5 described in the previous section have mitigated some of these problems.
- 5.23. There is an hourly rail service from Yate railway station to Bristol and north to Gloucester. Yate station has limited passenger facilities, comprising small bus-stop style shelters, information boards, cycle stands/lockers and a car park.
- 5.24. The cycle and pedestrian networks generally follow the highways, but there are bespoke links incorporated into recent developments, especially in Brimsham Park, north Yate.
- 5.25. There is currently little new development in Yate and Chipping Sodbury. The Tesco store in Yate Shopping Centre has recently expanded its store.

Other developments include redevelopment of the Highways Agency 'Sea Stores' depot (under construction) on Kennedy Way close to Yate Shopping Centre to provide 228 dwellings, and the Barnhill Quarry development in Chipping Sodbury that includes a Waitrose foodstore and 170 dwellings.

### **Thornbury**

- 5.26. Thornbury is a market town north of Bristol, which saw substantial residential development up until the 1980's. Thornbury has net out-commuting to Bristol city centre, the North Fringe and beyond. This results in heavy traffic flows out of the town in the morning towards Bristol via the A38 and B4427, with similar flows returning in the evening. There is congestion at the main junctions along the A38, especially on the approach to M5 Junction 16.
- 5.27. Highway access to Oldbury nuclear power station from the A38 passes along the northern fringe of the town. There are proposals to build another nuclear power station at Oldbury.
- 5.28. The main bus service in Thornbury provides two buses per hour to/from Bristol city centre via the A38; these also provide intra-town services. There are also less frequent services to Yate, the North Fringe/Fishponds, surrounding villages and an intra-town service.
- 5.29. The cycle and pedestrian networks generally follow the highways, but there are traffic-free links in the south of town. Regional Cycle Network route 10 passes through the town.

### **Rural Areas**

- 5.30. The Rural Areas cover the small settlements and countryside outside Bristol, Yate, Chipping Sodbury, Thornbury and Severnside. The main motorway network bisects the area, with local access junctions at M5 Junction 14 (A38, B4509, Falfield), M4 Junction 19 (A46, Tormarton) and M48 (A403, B4461, Aust). The main local highways are the A38, A432, A420, A431 and several B-class roads. Traffic flows on the roads are generally tidal towards Bristol in the AM peak period, returning in the PM peak period. There is peak period congestion at some junctions, for example:

- A38/B4061 at Alveston;
- A38/B4427 at Rudgeway;
- A38/Fernhill, Woodhouse Down;
- A38/Hortham Lane, Woodhouse Down;
- B4058/B4057, Winterbourne;
- B4058/Church Road, Frampton Cotterell;
- B4058/B4059, Iron Acton.

- 5.31. There is a network of rural bus services, with the best level of service on the radial routes between Bristol and Thornbury, Yate and Chipping Sodbury. Most of the other rural services bus services are provided with financial support from the Council, providing vital links for people without access to a car.
- 5.32. The cycle and pedestrian networks generally follow the highways. National Cycle Network route 41 runs north-south through Severn Vale; route 4 is the Bristol-Bath cycle path. Regional Cycle Network route 10 and 17 also serve the area.

### **Severnside**

- 5.33. Severnside is the area between the Avonmouth and Severn Beach and consists of a coastal plain already partially developed for employment and with a historic consent for more. It is bisected by the M49, but the strategic access routes to/from the area are via the M48 Junction 1 (A403, B4461) at Aust or via the M5 Junction 18 (A403) at Avonmouth. The main local highways are the A403 and B4055; however, the latter is not suitable for HGVs or commuter traffic and the A403 could not cope with traffic flows that would result if the whole site were to be developed without a new access onto the M49.
- 5.34. The Severn Beach branch line railway serves the area, with financial support from Bristol and South Gloucestershire Councils for passenger services. There is a local railway station at Pilning on the Great Western mainline. Rail freight is provided via the Hallen branch from the Great Western mainline at Parkway.
- 5.35. There are some bus services to Severn Beach and Easter Compton, provided with financial support from the Council, providing vital links for people without access to a car.
- 5.36. The cycle and pedestrian networks generally follow the highways. National Cycle Network route 4 and 41 run through Severnside and Regional Cycle Network route 10 also serves the area.

## **6. Principles of Provision**

- 6.1. The developments proposed in the emerging South Gloucestershire Core Strategy (December 2011) provides opportunities to meet the JLTP3 challenges, not only within development sites, but also in their environs. The key to this will be to minimise dependence on the private car, such that car trip generation (from a site) is substantially less than has been the case in past decades.

- 6.2. Integrated, mixed use development is one means of reducing the need to use the car, providing people with the opportunity to live, work and access services in close proximity. Providing public transport, walking and cycling services and facilities that are an alternative to the private car are essential. Notwithstanding this, new highway will also be required, both on- and off-site, to cater for residual car trips, as well as bus and emergency service access.
- 6.3. Ensuring the timely implementation of transport infrastructure improvements and additions to serve new developments and mitigate their impact is essential, such that new residents and businesses have appropriate access facilities when they move-in and existing communities are not overly penalised by increased demand on infrastructure and services.

## **7. Infrastructure Delivery Plan**

- 7.1. This section provides rationale for the provisions set out in the Infrastructure Delivery Plan.

### **Asset Management and Capital Programmes - District Wide**

- 7.2. Funding for transport is central to securing the outcomes identified in the Council's policy documents. Funding received by the Council from the Government is currently as follows:
- The annual LTP capital block settlement from DfT for Integrated Transport (capital improvement schemes) is £1.5m for 2012/13, it is anticipated that future levels of funding will be similar;
  - The annual LTP capital block settlement from DfT for Structural Maintenance (to the principle road network) was £4.6m for 2011/12, again, it is anticipated that future levels of funding will be similar;
  - The DfT major scheme funding for the ongoing construction of the Greater Bristol Bus Network [GBBN] is secured and the scheme will be completed in 2012, other major schemes are described below;
  - £1.75m for the key component (to March 2013) and £8.933m (to March 2015) for the Local Sustainable Transport Fund (more details below);
  - Other ad hoc DfT capital grants have been stopped (e.g. Road Safety Grant, Congestion Delivery Grant);
  - Government support to local authorities from the Department for Communities and Local Government will reduce, this, coupled with a freeze in council tax could result in reduced expenditure on supported bus services, community transport and highway maintenance.

### **Major Transport Schemes**

- 7.3. As well as the GBBN, the JLTP3 details three major schemes in South Gloucestershire, namely:

- The North Fringe to Hengrove Package [NFHP], a £102m scheme (DfT grant of £51m) with Programme Entry (DfT approval in principle, subject to securing all requisite statutory powers and permissions) constructed 2013-2017, comprising:
  - Bus Rapid Transit [BRT] between Cribbs Causeway and South Bristol (Hengrove Park) via Patchway, Bradley Stoke, Stoke Gifford, Harry Stoke via the Stoke Gifford Transport Link [SGTL], UWE and Bristol city centre;
  - BRT between Emersons Green and South Bristol (Hengrove Park) via the Ring Road, UWE, Bristol city centre and South Bristol;
- The Bristol Temple Meads to Emersons Green BRT via Fishponds and Mangotsfield, a bid for £74m towards a scheme constructed 2018-2021;
- The Greater Bristol Metro that would see the introduction of a half-hourly rail services as a minimum over lines from Bristol Temple Meads to Bristol Parkway and Yate, Westbury via Bath and to Weston-super-Mare, a bid for £17m towards a scheme implemented 2017-2020.

7.4. The South Gloucestershire local contribution to the NFHP is £31m (the other £21m is from Bristol City Council). The local contribution that would be required by DfT for the other two schemes is not known; however, it is likely to be significant, perhaps in the range of 20-40% of the scheme totals.

### **The Local Sustainable Transport Fund**

- 7.5. The Local Sustainable Transport Fund [LSTF] provides an opportunity for local transport authorities to bid for funds to bring forward packages of sustainable travel measures, with a primary focus of supporting economic growth and reducing carbon. Funding is broadly split 40:60 between capital and revenue.
- 7.6. The West of England authorities have been granted £5m for its Key Component bid, which focuses on key commuter routes; South Gloucestershire's share is £1.75m. In June 2012 the DfT awarded a further grant of £24.035m to the West of England Authorities for a larger bid. South Gloucestershire's share is £8.933m; known as 'WEST' (West of England Sustainable Travel), the larger programme includes 9 projects as set out below:

## IDP Transport Evidence Base

### LSTF

Theme	Project	Summary
Low Carbon Commuting	Area Travel Plans	Focusing in the North fringe and Severnside working with employers to promote sustainable travel to work. This includes addressing barriers to sustainable travel as well as the provision of information to facilitate informed choices.
	Business Travel	This is a sub-regional project focusing on the provision of electric vehicle charging points and exploring the potential roll out the GO-LOW project.
	Key Commuter Routes	Focusing on public transport through the pump-priming of developer funded services, addressing punctuality hot spots, and building on the achievements of promoting the x27 by undertaking large scale promotion of public transport.
Active and Sustainable Communities	Vibrant Streets	Seek to work with the 6 priority neighbourhoods to identify barriers to sustainable travel and to address these.
	Key Centres	For South Gloucestershire a small amount of funding has been identified to improve wayfinding in the key urban centres.
Transitions to a Low Carbon Lifestyle	Universities	Working with UWE to promote sustainable travel to students and to get the best possible use of the U-Link services.
	Move to Secondary Schools	To work with schools to promote sustainable travel choices with a particular focus on the move to secondary school.
	Preparing for Work, Training & Education	To work with FE colleges and job centres to promote sustainable travel and to identify barriers to sustainable travel choices for 16 to 19 year olds.
	New Developments	To work with developers to ensure that sustainable travel is a consideration for individuals buying new houses at the point of making the decision to buy through the provision of information and promotion of the benefits of sustainable travel.



7.7. In addition to these major schemes, this paper sets out the rationale behind the transport infrastructure packages set out in Policy CS7 of the emerging Core Strategy (Dec 2011). These packages are considered necessary to provide travel choice to the residents of the new development and assist reduce congestion in their respective areas. They comprise:

- The Cribbs/Patchway New Neighbourhoods Package;
- The East of Harry Stoke New Neighbourhood Package;
- The Yate/Chipping Sodbury Package;
- The Rural Package;
- The Ring Road Package.

**The totality of the packages and funding priorities between individual elements is subject to: ongoing review, the availability of public funding and negotiations with respective development partners. The totality of the packages are not prerequisites to development proceeding.** The relationship of these to the various spatial areas is described below; associated costs, funding sources and risks are shown in the Infrastructure Delivery Plan. The rationale and breakdown of costs is set out in Appendix A and B.

### **Communities of the North Fringe**

#### South Gloucestershire Local Plan Sites

- 7.8. There are several South Gloucestershire Local Plan [SGLP] sites where there is ongoing or committed development; these were described in Section 5. Given the generally congested nature of the North Fringe, high priority will be given to securing improvements in transportation infrastructure.
- 7.9. SGLP Site 10 (Land East of Coldharbour Lane – 500 dwellings) would provide contributions towards the NFHP, as the route of the Rapid Transit passes down Coldharbour Lane and would directly benefit the site, the local walking & cycling network and other alternative travel initiatives, such as community transport and car clubs. Given the number of local bus services that serve Coldharbour Lane and the UWE interchange, no substantive contribution would be sought towards local bus services. On the same basis, a contribution towards NFHP would be sought from UWE as part of the transport package to support its proposed expansion. The Cheswick Village bus link will be completed in 2012.

#### East of Harry Stoke New Neighbourhood

- 7.10. The development would need to fund the East of Harry Stoke New Neighbourhood Package, the key part of which is the NFHP, which would

provide the SGTL through the site between the Ring Road, Great Stoke Way and Parkway North Park & Ride in Stoke Gifford. The SGTL carries the Rapid Transit route between Bristol and the North Fringe, which is the essential public transport element of the Package. The SGTL is the prerequisite for the delivery of this new neighbourhood; hence, the development would have to provide a significant financial contribution and the land required to support the major transport scheme bid.

- 7.11. It is anticipated that the NFHP and the SGTL in particular, would result in a restructure of local bus services; the development would have to contribute to the delivery of bus services and associated infrastructure in and adjacent to the new neighbourhood.
- 7.12. The new neighbourhood will need to provide pedestrian and cycle routes to link it with adjacent communities and to Bristol Parkway station and UWE.
- 7.13. Notwithstanding these transport improvements, the new neighbourhood would still result in the generation of trips onto networks that are very congested; in consequence, financial contributions to other transport major schemes and packages would be appropriate, especially the Ring Road Package and the Greater Bristol Metro major transport scheme (in respect of services to its nearest station, Bristol Parkway).

### Frenchay

- 7.14. There are two key sites in this area, UWE and the Hospital. UWE is master-planning the consolidation of its activities onto its Frenchay site, adjacent to Coldharbour Lane; there is also a proposal for a new sports stadium. The NFHP BRT services would serve UWE from stops on Coldharbour Lane, whilst the SGTL would provide a direct link north to Bristol Parkway, Bradley Stoke and Aztec West. The master-planning would include provision of a multi-modal interchange and bus services, plus improvements to foot and cycle networks
- 7.15. The redevelopment of the Frenchay Hospital site for residential and ancillary infrastructure and services, including new health facilities, will change the nature of the site's transport impact but is likely to have a comparable impact. The net effect will need to be considered as part of the master-planning process. Local network improvements are likely to be required.

### Cribbs/Patchway New Neighbourhoods

- 7.16. The proposed developments in this area would need to contribute to their site-specific transport infrastructure requirements (e.g. cross-site connections) and to the Cribbs/Patchway New Neighbourhoods Package. The release of the airfield for development presents opportunities to

improve north-south connections between Patchway & The Mall areas and land south of the airfield and Bristol City. The key strategic infrastructure requirement would include:

- The NFHP and its extension from The Mall bus station into the new neighbourhoods (providing sufficient bus priority such that BRT services are not delayed by general traffic congestion);
- Increased local bus service frequencies to key destinations and existing communities in Bristol and the North Fringe, such as Southmead Hospital, UWE, Emersons Green;
- New and improved strategic pedestrian and cyclist routes to ensure high quality links extending the Cycling City network to key destinations, including Airbus, Filton College and south to Southmead;
- Subject to a satisfactory business case, the provision of station(s) and the re-introduction of passenger services on the Hallen Line/ Henbury Loop;
- Increased rail service frequency in the wider area (subject to a satisfactory business case being established at a point in the future);
- Contributions towards the Greater Bristol Metro major transport scheme and improvements to the rail stations at Parkway and Patchway;
- Improvements to the A38, A4018, M5 Junction 17 and other local roads as appropriate.

### **Communities of the East Fringe**

- 7.17. There are several South Gloucestershire Local Plan [SGLP] sites where there is ongoing or committed development; these were described in Section 5. Any further development at windfall sites would need to contribute towards their site-specific transport infrastructure requirements and to strategic transport infrastructure projects including the NFHP which includes a spur to Emersons Green. Information with regards the Ring Road Scheme is provided in Appendix A.

### **Yate and Chipping Sodbury**

- 7.18. The main proposed development in this area is the North Yate New Neighbourhood; there could also be some dwellings in unspecified 'windfall' sites. These developments would need to contribute to their site-specific transport infrastructure requirements and to the Yate/Chipping Sodbury Package.
- 7.19. The Yate/Chipping Sodbury Package is designed to improve accessibility and cater for additional development in the area. Existing bus services in north Yate are limited; hence, bus services must be significantly improved to provide a public transport network that would be a viable alternative to the car.

- 7.20. Rather than 'bolt-on' new/revised services to the existing network, the scale of a proposed new neighbourhood to the north of Yate is such that a more fundamental review of bus services in the Yate/Chipping Sodbury area should be undertaken jointly with commercial operators, the Council and developers. The outcome should be a revised network that would be fit-for-purpose for the towns in the plan period. The network should provide:
- An intra-town network linking residential areas, employment areas, the town centres and transport interchanges;
  - A country bus network comprising routes to surrounding towns and villages;
  - Services to the Bristol North and East Fringe;
  - Limited-stop Rapid Transit services to/from Bristol city centre;
  - High quality vehicles with low emissions.
- 7.21. It is an aim of the Rural Package to improve bus services and infrastructure in respect of country bus services; therefore, developer contributions to this Package are also appropriate.
- 7.22. The Rapid Transit services would utilise part of the network that would be delivered by the NFHP; that is, along the Ring Road and the M32. In consequence, development in Yate/Chipping Sodbury should make a contribution to the local funding requirement of the scheme.
- 7.23. To further increase the attractiveness of the bus and Rapid Transit services, a Park and Ride facility is proposed at Nibley; this would provide access to services for people who are beyond reasonable walking distance from bus stops.
- 7.24. The footfall at Yate Station would be increased by the proposed developments and, hence, contributions to its improvements would be required. The current hourly service frequency would need to double, which is the aim of the Greater Bristol Metro major transport scheme; so, a financial contribution from development would be required towards this project.
- 7.25. The new neighbourhood would need pedestrian and cycle routes to link it with adjacent communities and to the station, the town centres and other services and the surrounding settlements such as Iron Acton.
- 7.26. Notwithstanding these transport improvements, development would still result in the generation of trips onto networks that are very congested in places, especially the Ring Road; in consequence, financial contributions to local highway improvements would be required and also to the Ring Road Package.

### **Thornbury**

- 7.27. The main proposed development in this area is the North Thornbury Housing Opportunity site; there could also be some dwellings in unspecified 'windfall' sites. These developments would need to contribute to their site-specific transport infrastructure requirements and to the Rural Package.
- 7.28. The Rural Package is designed to improve accessibility and cater for additional development in rural areas and small towns such as Thornbury; as such, development should make a financial contribution in respect of public transport infrastructure and services to/from the town.
- 7.29. A particular aspiration is the extension of the A38 Showcase Bus Corridor from Bristol to Thornbury; (improvements may be tailored to available funding) developer contributions will be sought to provide:
- Bus priority measures at key locations (e.g. approach to M5 Junction 16);
  - Bus stop improvements (e.g. Real Time Information);
  - Service enhancements (e.g. improved frequencies and vehicles).
- 7.30. The development will need pedestrian and cycle routes to link it with adjacent communities, the town centre and other services. Particular importance is attached to extending the Cycle City route from Bristol to Thornbury.
- 7.31. Notwithstanding these transport improvements, development would still result in the generation of trips onto networks that are congested in places; in consequence, financial contributions to local highway improvements would be required.

### **Rural Areas (including Severnside)**

- 7.32. The main proposed development in this area is the employment area at Severnside; there could also be some dwellings in unspecified 'windfall' sites. These developments would need to contribute to their site-specific transport infrastructure requirements and to the Rural Package.
- 7.33. The Rural Package is designed to improve accessibility and cater for additional development in rural areas; as such, development should make a financial contribution in respect of public transport infrastructure and services to/from the town.
- 7.34. The development will need pedestrian and cycle routes to link it with adjacent settlements, services and to the strategic cycle network.

- 7.35. Notwithstanding these transport improvements, development would still result in the generation of trips onto networks that are congested in places; in consequence, financial contributions to local highway improvements would be required. Development at Severnside would need to address access to/from the motorway network in particular.

### APPENDIX A – Cost and funding assumptions (2010)

For the purposes of the IDP to give an indication of cost / contributions: All cost estimates are derived from general assumptions and ballpark costs. These are in essence summarised as the following:

Item	Pro Rata Cost	Source
Rapid Transit	£7.2m/km	RFA bid
Cycleways	£90k/km	Cycle City Project
RT Bus Stops	£20k per stop	GBBN
Park & Ride	£9000/space	Worle Parkway
Bus Operating costs	£100k/service/annum	PT Team / ITU
Road Widening	£2.5m/km (oneway)	GBBN

With regard community transport the ITU budget for supported services is shown below.

ITU 2009/10 Budget	£
Community Transport	650,000
Bus Support	1,865,000
New services from March 2010	450,000
Total	2,965,000

**Table 2** 2009/10 ITU Budget for Supported Services

The budget is used to support community transport, demand responsive transport in all its forms, maintaining existing supported services and expanding public transport in all its forms. It is suggested that development proposed in the Core Strategy would provide an opportunity to provide a contribution to this budget to maintain prevailing supported services and to provide funding for further initiatives such as car clubs.

It should be noted that the Core Strategy has assumed improvements to existing and new bus services to support the New Neighbourhood areas. These services are identified separately and could be funded from the S106 contributions, i.e. the one-off payment to the ITU budget is *in addition* to public transport (bus service) contributions.

For bus service cost, route and operating assumptions, consideration of some sort of business case analysis will be required.

All costs should be viewed as a guide only and would be subject to detailed design.

#### New Neighbourhood Assumptions

To provide an indication of possible contributions towards transport from new residential development viability needs to be considered. The basis for the S106 contribution per house is therefore based on earlier agreements for development at Harry Stoke and Filton Northfield. The 1,200 household Harry Stoke development had previously agreed S106 payments totalling £3.43m. This averages £2,861 per house. Filton Northfield's S106 contributions averaged £3,955 per house with a total contribution of £8.70m from 2,200 houses. To reflect the current economic climate where land values have fallen by around 25%, these averages would fall to £2,146 and £2,966 respectively. Therefore, to provide an indication of what contributions could be anticipated from new dwellings a contribution of £2,500-£3,000 per house has been assumed in the IDP. The proportional split of funding between S106:CIL is yet to be determined.

### Ring Road Package

A Ring Road scheme has been devised to provide additional capacity between M32 Junction 1 and the Dramway Roundabout near Pucklechurch to address existing congestion, to provide capacity for further development traffic and to enable the efficient operation of bus and rapid transit services in the corridor. Development of the Core Strategy New Neighbourhoods is NOT reliant on delivery of this scheme.

Generally the scheme would provide two general traffic lanes and one priority vehicle (bus, HOV and HGV lane) in each direction for the full route section with improvements to all junctions in the same section. The provision of two lanes for general traffic would improve travel conditions for those unable to car share or use public transport, and the PVLs enable buses and rapid transit vehicles to operate reliably, unaffected by any traffic queues and congestion in the general lanes.

The scheme also includes reconstruction of the M4 overbridge north of Wick Wick Roundabout to provide an additional southbound lane from Yate. This will improve travel conditions from the north.

The total cost of the scheme is estimated at £34.5m. If the M4 overbridge is not replaced the costs are reduced to £26.73m.

It is considered that this scheme would qualify as a Major Scheme Bid under current DfT guidance. If this was the case and it was prioritised by the West of England Local Enterprise Partnership, a substantial local contribution would be required (perhaps 20% to 40% of the total scheme cost), with the balance from the DfT.

The Emersons Green East development did include an S106 payment to improve a section of the Ring close to the development. The value of this contribution and the current status of that improvement is not known but will be investigated.

**Note:** Parts of this scheme will be implemented as part of the NFHP if the rapid transit route follows the Ring Road between M32 J1 and Emerald Park. In this instance the cost of improving the remaining section of Ring Road between Wick Wick Roundabout and The Dramway would be approximately £21.95m (£14.15m excluding the M4 overbridge).



**SOUTH GLOUCESTERSHIRE CORE STRATEGY**

**INFRASTRUCTURE DELIVERY PLAN**

**EVIDENCE BASE**

# **Emergency Services**

**December 2011**

### **Avon & Somerset Constabulary**

Policing in South Gloucestershire is based on 1.07 officers per 1000 population and 1.4 police staff per 1000 population (including PCSO's Specials, Support Staff). This is below the national average of 2.5. In order to calculate developer contributions to the capital costs of resources such as officer start up, equipment & transport the A&SP are utilising an ACPO (Association of Chief Police Officers) Strategic Growth Toolkit entitled , "Securing Police Infrastructure through the Planning System". The toolkit is currently being updated. When the updated toolkit is approved calculations for growth in South Gloucestershire can be undertaken.

At this stage it is envisaged that new officers required to serve growth in the Cribbs Patchway would be located in the Patchway Police Station. A new police post has also been established in the new library at Patchway for use as a surgery and information point. A&SP police would like to discuss further opportunities for a similar resource in other community buildings which may be proposed in the new housing developments. In order to avoid disconnect with the new communities the preferred location would be in the centre / southwest of the proposed Cribbs Patchway New Neighbourhoods area. A&SP also have a small team in a base at The Mall. They would also like to establish a more permanent base within the Cribbs area for the Mall team.

### **Great Western Ambulance Service**

The GWAS is currently undertaking a modelling exercise for the greater Bristol area which will provide more detailed information related to required future provisions such as ambulance 'stand by points'. At this stage however it is envisaged that growth proposed in the Cribbs Patchway area could result in up to an additional 5 calls per day on average which will have implications for staff and vehicle resources in the area.

### **Fire Authority**

Awaiting information.

**SOUTH GLOUCESTERSHIRE CORE STRATEGY**

**INFRASTRUCTURE DELIVERY PLAN**

**EVIDENCE BASE**

**CHILDREN & YOUNG  
PEOPLE SERVICES**  
(South Gloucestershire Council)

**December 2011**

# Provision of Childcare and School Places for the 0-19 age range

## 1. Introduction

- 1.1. The shared vision for South Gloucestershire is set out in the Sustainable Communities Strategy and the Council Plan sets out how this vision will be delivered. Both of these have managing future development, promoting safer and stronger communities and modernising health and community care services as priorities.
- 1.2. The Local Development Framework will set out the spatial expression of these priorities and is key to the creation of sustainable communities that are well designed and planned, provide access to a full range of community facilities, formal and informal open spaces and which are well integrated with existing communities.
- 1.3. This paper sets out an initial assessment of requirements for future growth for the provision of [education] services and facilities for the 0-19 age range taking account of growth proposed in the South Gloucestershire Core Strategy Post Submission Changes Version (Dec 2011). Any variation in the overall scale or location of growth will clearly alter the requirements. The document also aims to set out the principles upon which the requirements are based.

## 2. Department for Children and Young People - Policy Framework

- 2.1 The Local Authority (LA) has a policy of delivering high quality, accessible education and childcare services through an appropriate and diverse infrastructure. The policy is well documented, and key plans and strategies that exist within the department provide an overarching framework for the delivery and provision of services. A summary description of relevant key documents, strategies and plans is provided in **Appendix 1**.
- 2.2 The policy framework reflects the changing national policy context which sets out new duties for Local Authorities (LAs). A summary of relevant education legislation underpinning these duties is provided in **Appendix 2**. The new duties go beyond the existing planning of school places function and incorporates the planning and commissioning of pre-school, school and 14-19 places. In this, increasingly, the LA is seen as commissioner of places for children and young people, new schools, early years and childcare places, youth provision, child and adolescent mental health

services or support for children and young people and families from the voluntary sector. A significant amount of commissioning is undertaken jointly with Health and with our neighbouring Local Authorities.

2.3 The LA's role as strategic leader in the planning of services for the 0-19 age range is summarised as follows:

- Analyse latest demographic trends to balance supply of provision with demand;
- Provide sufficient diverse, accessible and inclusive learning environments to meet the needs of local children aged 0-19 (ensuring fair access and supporting increasing achievement of parental preference where possible). This includes, full day nurseries, sessional pre-schools, Children's Centres, helping to develop the core offer of extended school facilities, youth centres and high quality play areas in partnership with the private, voluntary and independent (PVI) sector;
- Encourage new providers and stimulate greater community engagement (this will require the LA to develop systems to hold competitions in respect of new and reorganised school provision);
- Continue to work with schools and groups of schools to explore options for re-organisation and broker sensible solutions for shared use of accommodation (thus supporting multi-agency delivery of services and extended use, increasing participation and encouraging community cohesion);
- Respond to the growth agenda by seeking contributions from developers, as appropriate, to provide the educational infrastructure necessary to serve growing communities;
- As commissioner of services:
  - Decide where schools, pre-school provision and provision for 14-19 are needed
  - Decide the site/area to be served
  - Draw up detailed specification (size, admission number, age range)
  - Identify the capital provision

### 3. Strategic Issues/Principles

3.1 The LA's Commissioning School Places Strategy will identify the principles by which provision of school places will be planned and delivered. As a strategic leader, the Local Authority is seen as the commissioner of places rather than necessarily being the direct provider. The role of the LA is set within a legal framework of statutory duties to ensure that there are sufficient school places in its area. Working in partnership with other stakeholders, the Local Authority will ensure all factors are brought to bear in considering educational viability, efficiency and effectiveness of provision in preparation for the future planning context. New provision will take account of the following:

- Primary Schools should wherever possible be sited in the community they serve, within walking distance of home and giving maximum opportunity for strong home school relationships. Children living in geographically isolated areas and those wishing to access only a faith or community school may have to travel further to school.
- Primary schools will be designed and maintained to be at the heart of their communities and support economic and community regeneration. Community needs will determine which services will ideally be co-located with schools.
- Any re-organisations will take into careful consideration the distances to be travelled by pupils accessing the schools, together with safe travel routes along footpaths and cycle routes.
- In its role as commissioner of school places, the LA will seek to make capital investment decisions that increase parental access to popular and successful schools.
- Wherever possible, existing primary schools should be based on totals of 210 (30 entrants per year), or 420 places (60 entrants per year), with the optimum size for a new primary school being 420 places. Land size requirements are set out in out in **Appendix 3**.
- Where appropriate, seek opportunities for reorganisation to provide primary education on a 4-11 all through basis.
- Continue to support the provision of denominational schools as part of the overall provision of school places.
- Continue to consult the local community about new or changed school provision.
- Continue to seek developer contributions for the provision of places as appropriate to the size and type of dwellings and in accordance with well versed procedures and practices which incorporate the use of agreed pupil yield model and DFE cost calculators (see Appendix 3 for details of cost calculators and pupil yield model). Any contribution requested is directly related to the proposed development and is reasonably related in scale and kind to the proposed development. A contribution is not requested where there is already surplus capacity at

schools which are local to the proposed development. All contributions requested are supported by South Gloucestershire planning documents summarised as at **Appendix 4**.

- Existing and new local centres need to provide childcare and youth facilities. New local centres which will serve a population of 800 or more under-5 year-olds will need to incorporate a Children's Centre. New local centres which will serve a population of 1000 or more teenagers will need to incorporate a Youth Centre. Smaller local centres will need a dedicated Youth Space which may be co-located in a public building. Offsite contributions towards Children's Centres may also be sought where developments fall below these thresholds. The childcare facilities should offer a flexible range of services for different age groups; for different time periods; and for any additional needs of parents, carers and young people with a disability.

As commissioner of places, the LA will adopt a pragmatic approach to issues of legal school status including Academies, Trust Schools and Free Schools.

#### **4. Targets and Links with National Targets and datasets**

4.1 The Department for Children and Young People is statutorily required to produce an overarching single Children and Young People Plan (CYPP). The Children and Young People Plan, sets out the Department's strategy to improve outcomes for children and young people in South Gloucestershire. As one of a number of contributory plans, in 2010, for the first time (and reflecting the LA's role as commissioner of services), the LA will be publishing for consultation a Commissioning of Places Strategy. This replaces the School Organisation Plan.

4.2 The Commissioning School Places Strategy 2010 – 2014 sets out how the LA plans to meet its statutory responsibility to secure sufficient education provision within its area in order to promote higher standards of attainment for pupils of primary and secondary school age. It provides a policy context for opening, closing and defining the size of schools, a summary analysis of how the LA intends to address gaps in provision/relevant policies for the commissioning of provision and the parameters for considering places for the statutory school age range. The Strategy also sets out the LA's response to legislative change, in particular those which relate to new school competition arrangements, free schools, foundation and trust school models, academies and all through primary and secondary schools age 3-19. The Strategy explains what places are needed at present and in the future and how and where they will be provided. It provides details of over and under-subscribed schools, admission levels and an analysis of the impact of new housing developments. This is particularly important in an area such as South Gloucestershire where

demographic changes are significant. The draft Strategy was published for consultation in the autumn 2010.

- 4.3 The LA regularly updates its pupil projections in line with new data obtained from the Area Health Authority, data on school admissions, data obtained from the pupil level annual schools census, proposed new house building, in/out authority pupil movement and other data sources which have a bearing on pupil numbers. It is important that any assessment of the impact of new development is based on the most up-to-date data particularly given that pupil yields and financial contributions are determined by existing patterns of demand, development timing, mix and build-out rates. Any assessment of the impact of new development on the provision of school places (in response to new planning applications) is normally valid for a three month period only. The summary analysis set out in this document should be, therefore, viewed with caution and does not constitute the final position of the Council.

## 5. Spatial Requirements

**5.1 South Gloucestershire Wide:** Pupil projections are produced across seven planning areas within South Gloucestershire for primary school provision and across five planning areas for secondary school provision. In each of the planning areas and indeed between the two phases there is variable demand for school places. Primary phase pupil numbers are increasing significantly and secondary school numbers are decreasing in the short to medium term.

There are very few surplus places in the Reception Year Group in primary phase schools south of Filton and pressure for places is significant in schools across all areas except for schools in Thornbury and Yate and some schools in outlying rural villages/rural locations. Demand for places is projected to increase year on year from 2009 onwards in the primary phase and from 2015 onwards in the secondary phase. The Growth Agenda will also prompt a shift change in demand for places over the next 20 years where the primary school population is expected to increase by some 8,000 pupils generating an additional need for additional primary schools. The secondary school population is expected to increase by around 4,000 pupils generating additional need for secondary school and extended school places. The longer term projections in the secondary phase indicate that additional school provision will be required post 2020 to meet demand generated from new house building.

**5.2.Spatial Areas:** The pupil yield generated by housing development is heavily dependent upon the size and type of dwellings to be developed, which is not yet known. A summary of estimated requirements for each of the spatial areas (including associated options) is provided below and is



based upon a typical mix of dwellings. These estimates should not be viewed as minimum or maximum requirements and should not be taken as the final position of the Council. The provisional costs of providing for these requirements are set out in **Appendix 5**.

**Core Strategy Post Submission Changes Version (Dec 2011) – Main Sites (not yet subject to Planning Permission or detailed S106 negotiations)**

<b>New Neighbourhoods</b>	<b>No. Dwellings</b>	<b>Phasing</b>
East of Harry Stoke	2,000	2015/16 – 2025/26
Cribbs / Patchway	5,700	2013/14 – 2026/27
Land North of Yate	3,000	2015/16 – 2025/26
Thornbury	500	2013/14 – 2018/19
Land East of Coldharbour Lane	500	2012/13 – 2018/19
Frenchay Hospital	450	2013/14 – 2018/19

**5.3 East of Harry Stoke:** The scenario of 2,000 new dwellings may generate three and a half forms of entry at primary level. These primary pupils may be accommodated at two primary schools located within the development.

5.4 The development may also generate two and a half forms of entry at secondary level. Based on current pupil numbers and depending on the mix, timing and build-out rates, it is anticipated that secondary school age children yielded from the proposed development on the land East of Harry Stoke will be accommodated at existing secondary schools within a 3 miles radius. The Council however, will need to review the sufficiency and subsequent provision of secondary schools places as new and updated information/data becomes available and during the planning application process. This will be particularly important given that high numbers on roll currently in the primary phase will roll forward into the secondary phase and longer term projections indicate demand for secondary school places will increase and surplus places will decrease. Any additional demand for places necessitated by new housing development will require additional secondary school provision and the Council will seek developer contributions as appropriate. The Council will regularly review its position in the context of CIL offsite contributions.

5.5 It will also generate the need for a new full-day nursery with 60 places, and new Children’s and Youth Facilities to be located within the development and / or contributions towards Children’s Centres offsite.

**5.6 Cribbs / Patchway New Neighbourhood(s): See Appendix 7.**

**5.7 Land North of Yate:** The scenario of 3,000 new dwellings may generate five forms of entry at primary level. These primary pupils may be accommodated at two primary schools located within the development.

5.8 This preferred scenario may also generate four forms of entry at secondary level. These secondary pupils may be accommodated at existing local secondary schools, which may need to be extended.

5.9 It will also generate the need for a new full-day nursery with 60 places, and new Children's and Youth facilities to be located within the development and / or contributions towards Children's Centres offsite.

5.10 **Thornbury:** The Department for Children and Young People projects falling numbers of primary pupils in and around Thornbury in the coming years. Additional housing in the Thornbury area would assist the ongoing sustainability of existing schools in the area. The Castle School is considering options for the modernisation / redevelopment of its Sixth Form Centre and potential consolidation onto a single site. Development in Thornbury will generate additional demand for secondary school places and existing provision will need to be extended to meet the needs of local children.

5.11 **Land East of Coldharbour Lane:** The scenario of 500 new dwellings may generate up to one form of entry at primary level, and half of one form of entry at secondary level. There are very few surplus places at existing primary schools. The Council will need to consider options to extend the provision/increase the supply of places at existing primary and secondary schools. The Council will regularly review its position in the context of CIL offsite contributions.

5.12 **Frenchay Hospital:** TBC.

5.13 **Unidentified windfalls:** Regeneration of existing urban areas will continue to generate a substantial number of additional dwellings on small and medium sized sites yet to be identified over the Core Strategy plan period. These developments will continue to place localised pressure on those schools / planning areas showing current high levels of demand. Previously the Council has applied a threshold, above which it would seek to negotiate S106 agreements / contributions for Educational Services. The Council does not consider this approach equitable any longer and now intends to adopt a Community Infrastructure Levy. Until this approach is possible through the adoption of a charging schedule the Council will consider applications on their merits in terms of impact on local schools on a case by case basis.

5.14 Land has been identified for a new secondary school at Emersons Green East through the master plan and Section 106 agreement for planning permission PK04/1965/O. Delivery would be expected towards the end of the plan period. The identified secondary school site has

potential to provide capacity well beyond the requirements of the EGE development. It therefore would provide benefits to a much wider area. The Council will therefore continue to monitor and review the potential sources of funding and providers, but intends to investigate the potential to pool developer contributions from a wider area through a CIL.

## Department for Children and Young People Documents - Key Strategies and Plans

**Children and Young People Plan:** The Plan sets out the LA's strategy for improving the five Every Child Matters outcomes. School place planning is a key component in contributing to the five outcomes and LAs, working with their partners, are required to continue detailed, operational planning for school organisation with the framework of this plan. South Gloucestershire's Commissioning Strategy will be a contributory plan within this framework.

**School Organisation Plan:** Up until March 2005 the School Organisation Plan was a statutory document. The LA took the decision to continue to produce the Plan thereafter as it was recognised as an important part of a 'bookcase' of plans in contributing to the overall aim of achieving the five key outcomes in the Children and Young People Plan. As from 2009 the School Organisation Plan will be replaced by the Commissioning of School Places Strategy. It is planned that the draft will be published in Autumn 2010.

**Commissioning of School Places Strategy:** The Commissioning of School Places Strategy pulls together the necessary information to ensure that the LA can fulfil its new role as a 'commissioner' of services for the statutory school age range.. The Strategy continues to reflect the LA's statutory duty to ensure there are sufficient school places.

**Childcare Sufficiency Assessment:** The assessment provides a basis from which to manage the local childcare market in partnership with private, voluntary and independent providers. The LA already holds information on the supply of registered childcare in South Gloucestershire and has some valuable knowledge of the demand for childcare obtain as part of the Sure Start Children's centre developments, from the work of the CYPIS and through asking local providers about current vacancies. The LA's Childcare Sufficiency Assessment takes the LA's knowledge a stage further and has provided an evidence base for some of the more anecdotal information gathered as part of the day to day experience of working with the sector. The assessment enables the LA better to target its work and resources to meet specific needs in relation to type, location and sufficiency of provision and also focus support, advice and training in areas of need.

**South Gloucestershire's Developers' Guide:** South Gloucestershire's Developers' Guide states in the section entitled Children and Young People: *"Where demand exceeds local capacity, developers will be expected to meet the full cost of providing a site and additional school accommodation for pupils living in new development."* (Page 14, para.3) Accordingly, the appropriate level of education provision to meet the needs arising from the whole of the proposed development is considered for nursery and primary provision below.

**Extended Schools Initiative:** The Extended Schools initiative is a 5-year (2005-10) Government programme to develop a core offer of extended services in all maintained schools. Local Authorities have been charged with leading its implementation. South Gloucestershire's strategy for extended schools is determined by national expectations, as outlined in *"Extended Schools: Access to opportunities and services for all"* (DfES June 2005) and by the Local Authority's commitment to ensuring that extended services meet the needs of its children, young people and families. The Government anticipates that, by 2010, all maintained schools will deliver access to a core offer of extended schools services. The "core offer" consists of five criteria;

- *"Wrap-around childcare"*, 8am to 6pm, five days a week all year round
- *A varied menu of enrichment activities* for children and young people outside of the school day
- *Parenting support*, such as family learning and parenting programmes
- *Swift and Easy Access* to a wide range of specialist support services
- *Community access* to school facilities, including adult learning.

**Youth Service Future Strategy:** The relevant policy frameworks governing the work of the Youth Service are the Sustainable Community Strategy, the Council Plan, the Local Area Agreement and the Children and Young People Plan. These documents set out a range of priorities for the service. Provided below are those specific priorities which relate to planning Youth provision to meet the needs of local communities.

The key relevant priorities from these plans relating to the provision of facilities are as follows:

**Sustainable Community Strategy:**

- to continue to develop and implement capital investment strategies to improve the quality of play and youth facilities
- to extend the range of access to positive activities and opportunities for young people.

**Council Plan:**

- to ensure that there are high quality play and youth facilities across all areas of South Gloucestershire, with particular regard to new developments
- to raise aspirations, achievement and progression of all young people over the 14-19 phase
- to join up Youth Services and improve the range of opportunities available to young people

The priorities in the Sustainable Community Strategy and Council Plan are expanded further in the Children and Young People Plan priorities as follows:

- to improve the quality and use of school buildings (including the ICT infrastructure) and youth facilities to support learning, personalisation and community use.

**Admission to School Booklets: Primary and Secondary:** The Primary and secondary school admission booklets incorporate the admission policies to cover all schools in South Gloucestershire. School places are allocated according to Admission to School Policies. It will be for the Admission Authority of the school to determine the criteria by which places will be allocated. Where the LA is the Admission Authority, the LA's oversubscription criteria will apply. South Gloucestershire Council is the Admission Authority for Community and Controlled schools. Individual Governing Bodies are the Admission Authorities for Voluntary Aided schools. The LA's oversubscription criteria allocates places according to, among other criterion, geographical considerations as follows:

- Geographical considerations (those living with a School's Area of Prime Responsibility)
- Geographical considerations (those living outside a School's Area of Prime Responsibility)

In either criterion the intention is that priority will be given to children who live closest to the school. Where an Area of Prime Responsibility exists, the area indicates to parents/carers the schools which normally serve the home address. The APR is particularly helpful in densely populated areas.

**Home to School Transport Policy:** South Gloucestershire Council policy is to provide schools that are accessible, meet local needs and are within reasonable distance of the communities they serve. Schools have an important role in promoting social and community cohesion through the use of their facilities and through wider educational and community initiatives. Local provision is also important in reducing the need for lengthy journeys to school and avoiding further use of cars and increased traffic congestion. The LA considers the location and the effect on home to school journeys in school organisation planning. For all children there should be safe routes to school. The provision of places therefore needs consideration of the transport implications.

Note: the statutory walking distance is two miles for pupils aged up to eight and over and three miles for those aged eight or over.

**Building Bulletin 98: Briefing Framework for Secondary School Accommodation:** Provides area guidelines for primary school buildings, by providing minimum areas for all types of space in primary schools. It also offers area ranges over and above this minimum to allow schools flexibility in the design of their buildings and the way in which they use them.

**Building Bulletin 99: Briefing Framework for Primary School Accommodation:** Provides area guidelines for secondary school buildings, by providing minimum areas for all types of space in primary schools. It also offers area ranges over and above this minimum to allow schools flexibility in the design of their buildings and the way in which they use them.

**BB102 Inclusion and Special Schools:** Provides area guidelines for a range of settings including special schools and special units.

### **Relevant Education Legislation**

**School Standards and Framework Act 1998:** Section 118 of the School Standards and Framework Act 1998 places a duty on local authorities to ensure sufficient nursery education provision for children of the prescribed age (3 and 4 year olds). It requires local authorities, in pursuance of this duty, to have regard to any guidance given by the Secretary of State.

**Infant Class Size Legislation:** The Infant Class Size Legislation was introduced as part of The School Standards and Framework Act 1998. The Act placed a duty on LAs and the governing bodies of maintained schools to limit the size of infant classes to 30 pupils per 'qualified teacher' (the Education (Infant Class Sizes) Regulations 1998). The Education Act 2002 subsequently amended the School Standards and Framework Act to limit the size of infant classes to 30 pupils to a single 'school teacher' (as opposed to a single 'qualified teacher'). South Gloucestershire Council helped schools meet the requirements by ensuring that primary school admission numbers were based on multiples of 30 and in exceptional circumstances 15.

**Education Act 1996:** Part 1, Chapter 111, section 14 places a duty on LAs to provide sufficient school places for children living in their area.

**Children Act 2004:** Section 17 of the Children Act 2004 provides for regulations to require LAs to prepare and publish a Children and Young People Plan (CYPP).

**Education and Inspections Act 2006:** Under the Education and Inspections Act 2006, the Government has laid down a framework for the future organisation of school provision, proposals for new and reorganised provision, and the legal status of schools and the development of academies.

The EIA Act 2006 inserted new sections 508B and 508C into the Act. These sections place a duty on local authorities to ensure that suitable travel arrangements are made, where necessary to facilitate a child's attendance at school. Details of eligible children and statutory distances are also set out as part of the duty applying to the provision of home to school transport. The LA's home to school transport policies are published annually in the Admission to School booklets for primary and secondary schools.

**Childcare Act 2006:** Through the Childcare Act 2006 and the accompanying National Ten Year Childcare Strategy, the Government have sought to achieve their aim of high quality, flexible, affordable and accessible childcare under the banner of “sufficiency”. There are two duties, which the LA must have regard, the duty to assess sufficiency and the linked duty to secure sufficient childcare.

Section 11 of the Childcare Act 2006 gives LA’s the duty to undertake childcare sufficiency assessments, the first of which must be completed by April 2008

Section 6 of the Childcare Act 2006 gives LA’s a new duty of securing, so far as is reasonably practicable, that the provision of childcare is sufficient to meet the requirements of parents in their area in order to enable them to work, or undertake education or training leading to work.

Sufficient childcare in Section 6 of the Childcare Act 2006 is defined as ‘sufficient to meet the requirements of parents in the [local authority’s] area who require childcare in order for them to take up, or remain in, work, or training. Local Authorities need to satisfy themselves that, so far as is reasonably practicable:

- There are sufficient places overall in each sub-local authority area, having regard to demographic trends and to patterns of employment and of travelling to work.
- There is sufficient flexibility, with places being available at the right times (for example, in the early morning, late evening, at weekends or during school holidays), to fit in with working patterns.
- Places are sufficiently accessible, so that parents do not have to travel too far out of their way to access childcare.
- Childcare places are high quality, in terms of judgements made by Ofsted.
- Sufficiency will be met when parents in the local area are able to access the childcare they need to be able to work or train.

**Apprenticeship, Skills, Children and Learning Act 2009** (Section 198) places a duty on Local Authorities to establish sufficient numbers of Children’s Centres in their area to meet local needs.

**Education and Skills Act 2008:** The Education and Skills Act 2008 increases participation in learning for young people by legislating to raise the education leaving age to 18. Raising the participation age gives every young person the best chance to achieve and succeed. Young people are required to participate in education or training until their 18th birthday through either:

- full-time education or training, including school, college and home education;
  - work-based learning, such as an Apprenticeship, including traditional contracts of apprenticeship;
- or



## **APPENDIX 2**

- part-time education or training, if they are employed, self-employed or volunteering more than 20 hours a week.

In doing this, young people have new rights to take up opportunities for education and training, and the support they need to engage in learning. The Commissioning of Places Strategy 0-19 will set out the mechanisms by which South Gloucestershire Council will support raising the participation age.

## Cost Calculators and Yield Model

**Pupil Cost Calculators:** Department for Education and Skills (DFE) current cost calculators for school provision.

<b>DFE cost calculator published in 2008 for South Glos April 2008 - March 2010 based on projected pricing levels (RICS Building Cost Index) at Q4 2008</b>			
<b>Cost per place</b>	<b>New</b>	<b>Extension</b>	<b>Multiplier</b>
Primary	12,651	10,747	11,890
Secondary	19,000	16,287	17,915
All figures have been reduced by the South Glos Location Factor = 0.97			
		New 1fe primary	2,656,763
		New 2fe primary	5,313,526
		New 6fe secondary	17,100,230

### Yield Formula

- The Department for Children and Young People calculates that new developments will generate 36 primary pupils per 100 dwellings and 18 secondary pupils per 100 dwellings on average.
- The actual number of pupils generated at a particular development depends upon the size and type of dwellings in the development. A more refined calculator is applied to proposed developments once the mix of dwelling types is known.
- The number of under-5 year-olds generated is calculated on a pro-rata basis, using the expected number of primary pupils. It is used when calculating requirements for Children's Centres.
- The number of teenagers generated is calculated on a pro-rata basis, using the expected number of secondary pupils. It is used when calculating requirements for Youth Centres.
- A Children's Centre is required to serve each population of 800 under-5 year-olds. A Youth Centre is required to serve each population of 1000 teenagers.

South Gloucestershire's figures are based on research undertaken in April 2001 on behalf of six Unitary Authorities in Berkshire experiencing significant new housing development (set out in the Developer's Guide pages 12-13). Since that time a more recent and specific survey of new developments in South Gloucestershire has been undertaken in order to ascertain the number of children and young people per household. The survey was completed in June 2006 and confirmed that the existing yield per 100 dwellings is appropriate as a starting point for considering required developer contributions where the mix is not known. Where the proposed mix of dwellings is known, then a more detailed formula based on the type and size of dwellings is applied. A report to the

## APPENDIX 3

Council's Executive Councillor for Children and Young People in January 2007 recommended that these yield formulas be adopted. The yield formulas were agreed as recommended on 5 February 2007 (see below).

**Executive Member Decision January 2007:** Children and Young People Population Assessments. The decision was agreed on 5 February 2007 and is as follows:

1. To agree that the current starting point for calculating the level of developer contributions requested for the provision of services for children and young people, i.e.

- 36 places per 100 dwellings of two bedrooms and above for primary pupils
- 18 places per 100 dwellings of two bedrooms and above for secondary pupils remains appropriate, where the proposed housing mix is not known.

2. To agree that where the proposed housing mix is known the basis of calculating the level of developer contributions requested for the provision of services for children and young people will be on a formula basis per type and size of dwelling, according to the profile of house occupation across new housing developments in South Gloucestershire obtained from the house-to-house survey carried out in June 2006, as set out below:

	Number of bedrooms							
	Flats		Houses					
	1 or 2	3+	1	2	3	4	5+	
Pre school children per 100 dwellings	12	18	0	24	36	39	32	
Primary pupils per 100 dwellings	4	30	4	9	30	46	65	
Secondary pupils per 100 dwellings	0	0	3	3	14	27	46	
Post 16 pupils per 100 dwellings	0	0	0	1	3	10	8	

### Land Requirements

Land will be requested in Section 106 Agreements for each of the proposed new schools and centres. The following minimum areas of land are required for each type of building:

- Primary Schools – 1.2 ha for 1FE, 2.0 ha for 2FE
- Secondary Schools – 7.7 ha for 6FE
- Nursery – 0.2 ha for 30 places, 0.4 ha for 60 places
- Children's Centre – 0.1 ha
- Youth Centre – 0.1 ha

## Key South Gloucestershire Planning Documents

**South Gloucestershire Local Plan (SGLP):** Policy LC2 of the SGLP relates to the provision for education facilities. It states that “...where local education provision is inadequate to meet the projected need for places (pre-school, primary and secondary) arising from the future occupiers of proposals for new residential development, the Council will negotiate with developers to secure provision in scale and kind to meet these needs. This may include provision on-site by the developer and/or contributions to provision or enhancements of existing provision within the vicinity...” (page 292, para 1).

**Appropriate level of provision:** South Gloucestershire’s Local Plan (adopted January 2006) states in Chapter 2 (Sustainability): “An important element of the Local Plan strategy will be to ... ensure that it ... (new development)... makes an appropriate contribution to the provision of new or improved essential facilities and services which will be needed in the development in question.” (Page 12, para.2.6)

**Regional Planning Guidance for the South West (RPG10):** Annex A, p.131, identifies that residential development should be proposed within walking distance of a food shop and a primary school.

**Core Strategy Post Submission Changes Version (Dec 2011):** Policy CS6 – Infrastructure & Developer Contributions, states that ‘all new development of a sufficient scale that would add to the overall demand and impact on infrastructure will be required to provide: Site specific measures...financial contributions etc’. Education Facilities are included in the definition of ‘Infrastructure’.

**Department of the Environment Circular 05/05 Planning Obligations:** A key principle of the guidance, as set out in paragraph B12, is that an obligation should “...be fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.” Paragraph B9 gives specific examples where a Planning Obligation may be appropriate. One such example is the provision of community facilities within new development. The guidance states that “...if a proposed development would give rise to the need for additional or expanded community infrastructure, for example, a new school classroom, which is necessary in planning terms and not provided for in an application, it might be acceptable for contributions to be sought towards this additional provision through a planning obligation.”

## Overview – Indicative Costings

The purpose of this document is to give indicative ballpark figures for the amount of any education contribution that may be requested for each development scenario based on the DFE Cost Calculator for Basic Needs Allocation. Total build costs may be significantly higher. They are not maximum or minimum figures, and are subject to variation due to a number of variables including:

- the proposed dwelling numbers and mix at the time of a planning application;
- impact of any projected future surplus capacity in nearby existing schools at the time of a planning application.

Figures are indexed at the Financial Year 2008/9 Quarter 4 level of the RICS Building Cost Index. Figures are not indicative of actual build costs which are considerably higher. Figures provide an early indication of the level of contribution required for development scenarios presented in the pre-submission document and will inevitably vary between 2010 -2026. Actual contributions are likely to be required between 2010 – 2041 to take account of the number pupils yielded from all developments (there is up to a 15 year lag between housing development and pupil yield). Early indications are that the values may have increased from these values by approximately 7% (as at March 2010), though official figures for this year have not yet been published. **All figures are indicative only and should be viewed in that way and read in conjunction with the respective statements in section 5.** Note: Early Years (EY) provision in South Gloucestershire is provided by private, voluntary and independent providers. South Gloucestershire Council requires developers to identify suitable provision to meet the needs of pre-school children.

## Core strategy Pre-Publication Submission draft growth Scenario (main Sites)

New Neighbourhoods	No. Dwellings	Children and Young People Requirements Note: Requirements will vary between in line with development housing mix proposals, build-out timescales and the Council's strategy for school place planning.	Indicative Contribution Amount (£M) Note: Actual amounts will vary. Costs are <u>not</u> indicative of actual build costs. Build costs will be significantly higher)
East of Harry Stoke New Neighbourhood	2,000	Primary – New – 3½ FE on 2 Sites Secondary – New – 2½ FE on 1 Site Nursery (EY/Pre-school provision) Children's Centre (EY/Pre-school) Youth Provision <b>Sub-Total</b>	9.1 6.8 0.5 0.5 0.2 <b>17.1</b>
Cribbs / Patchway New Neighbourhood(s)	5,700	Primary – New – 10 FE on 5 Sites Secondary – New – 7 FE Nursery (EY/Pre-school provision) Children's Centre (EY/Pre-school) Youth Provision <b>Sub-Total</b>	25.9 19.5 2.1 0.5 0.3 <b>48.3</b>
Land North of Yate	3,000	Primary – New – 5 FE on 2 Sites Secondary – Ext – 4 FE Nursery (EY/Pre-school provision) Children's Centre (EY/Pre-school) Youth Provision <b>Sub-Total</b>	12.8 8.2 0.5 0.5 0.3 <b>22.3</b>
Thornbury	500	Primary – New – 1 FE on 1 Site Secondary – Ext – 1 FE Nursery (EY/Pre-school provision) Children's Centre (EY/Pre-school) Youth Provision <b>Sub-Total</b>	0.0 to 2.3 0.0 to 1.5 0.2 0.2 0.1 <b>0.5 to 4.3</b>
Land East of Coldharbour Lane	500	Primary – Ext – 1 FE Secondary – Ext – 1 FE	2.3 0.0 to 1.5

New Neighbourhoods	No. Dwellings	Children and Young People Requirements Note: Requirements will vary between in line with development housing mix proposals, build-out timescales and the Council's strategy for school place planning.	Indicative Contribution Amount (£M) Note: Actual amounts will vary. Costs are <u>not</u> indicative of actual build costs. Build costs will be significantly higher)
		Nursery (EY/Pre-school provision) Children's Centre (EY/Pre-school) Youth Provision <b>Sub-Total</b>	0.2 0.2 0.1 <b>2.8 to 4.3</b>
Frenchay Hospital	450	TBC	TBC

Figures indicate the level of contribution required for development scenarios presented in the pre-submission document as at 2008/09 prices. Actual contributions will vary significantly. Figures are not representative of build costs. Build costs will be significantly higher.

**All figures are indicative only and should be viewed in that way.**

## Summary of Evidence

### South Gloucestershire Documents

#### Planning Documents

- South Gloucestershire Local Plan (SGLP) Adopted 2006
- Regional Planning Guidance for the South West (RPG10)
- Department for the Environment Circular 05/05: Planning Obligations (July 2005)

#### Department for Children and Young People Documents

- Commissioning of Places Strategy 0-19
- School Organisation Plan
- Children and Young People Plan
- South Gloucestershire Developer Guide
- Extended Schools Strategy
- Youth Services Future Strategy
- Primary Strategy for Change
- Building Schools for the Future Strategy
- Admission to School Booklets – Primary and Secondary
- Home to School Transport Policy
- Building Bulletin 98: Briefing Framework for Primary School Accommodation
- Building Bulletin 98: Briefing Framework for Secondary School Accommodation
- BB102 Inclusion and Special School/Unit Accommodation

### Relevant Education legislation

- School Standards and Framework Act 1998
- Infant Class Size Legislation
- The Education Act 1996
- Children Act 2004
- Education Act 2002
- Education and Inspections Act 2006
- Childcare Act 2006
- Education and Skills Act 2008

### Other Material Considerations: Pupil Yield Model/Cost Calculators

- Department for Education (DFE) current cost calculators for school provision
- Executive Member Decision January 2007



## **Cribbs Patchway New Neighbourhood(s)**

### **Change to the Development Scenario**

The SGC Core Strategy that was submitted to the Secretary of State in March 2011 contained the following development scenario for the Cribbs Causeway and Patchway area.

<b>New Neighbourhoods</b>	<b>No. Dwellings</b>	<b>Phasing</b>
Cribbs / Patchway	1750	2013/14 – 2023/24

The following development scenario is now proposed in the Post Submission Changes Version of the Core Strategy (Dec 2011).

<b>New Neighbourhoods</b>	<b>No. Dwellings</b>	<b>Phasing</b>
A – Land West of the A4018	1,000	2015 – 2021
B – Land South of Filton Airfield	1,200	2014 – 2020
C – Filton Airfield	2,500	2015 – 2026
D – Rest of Cribbs/Patchway Area	1,000	2021 – 2026
<b>Total for Cribbs / Patchway</b>	<b>5,700</b>	<b>2014 – 2026</b>

The attached map shows the position of the proposed new neighbourhoods.

### **Requirement for Children’s Services**

The scenario of 5,700 new dwellings in the Cribbs Patchway development could generate between 8 – 10 forms of entry at primary level. These primary pupils may be accommodated at four or five new primary schools located within the development. The location of new provision will need to be agreed as part of the master planning exercise for this development.

This scenario may also generate between 6 – 7 forms of entry at secondary level (900 – 1050 places). These secondary pupils may be accommodated at a new secondary school located within the development.

This scenario may also generate the need for 4 new 60 place full-day nurseries, a Children’s Centre and a Youth Centre to be located within the development.

<b>New Neighbourhoods</b>	<b>Children and Young People Requirements</b>	<b>Indicative Contribution Amount (£M) as at 2010 Q4</b>	<b>Indicative Land Contribution (ha)</b>
Cribbs / Patchway	Primary – 10 FE on 5 sites	25.9	10.0
	Secondary – 7 FE	19.5	8.2
	Nursery – 4 x 60 place	2.1	1.6
	Children’s Centre	0.5	0.2
	Youth Provision	0.3	0.2
5,700 dwellings	<b>Total</b>	<b>£48.3M</b>	<b>20.2 ha</b>

Notes:

- Requirements will vary depending upon development housing mix proposals, build-out timescales and the Council's strategy for school place planning.
- Actual contribution amounts will vary. Costs are not indicative of actual build costs. Build costs will be significantly higher.
- In academic year 2010/11 the LA has a statutory duty to ensure provision of free nursery education places for all three- and four-year-olds. The nursery requirement of 240 places is based on the current duty. From 2013/14 this duty will be extended to cover disadvantaged two-year-olds (estimate 24 additional places). From 2014/15 this duty will be extended to cover 40% of two-year olds (estimate 48 additional places). In future years the duty may be extended to cover all two-year-olds (estimate 120 additional places).
- The land contribution requested for the nurseries includes space for car parking. If there is suitable public parking immediately adjoining the nursery sites then the requirement for land may be halved.
- It would be acceptable for the developer to build the nurseries rather than making a financial contribution. The specification would need to be agreed in advance with the Local Authority.

**Requirements for each new neighbourhood**

The four new neighbourhoods are likely to be developed separately, and it is not yet certain in which order they will be completed. It is possible that development of one or more of the areas may be delayed for a significant period of time.

In the long-term, Children's Services will be provided seamlessly across the four new neighbourhoods; parents and children should not need to be aware of boundaries between the four areas. The following paragraphs provide an outline plan for how the service requirements may be provided in the short-term, to allow for variations in development schedules. Provision of secondary school places is covered in a separate paragraph at the end.

**A - Land West of the A4018                      1,000 dwellings**

This development is projected to generate up to 1.7 FE primary pupils. Pupils will be accommodated in a new 1.5 FE primary school on site, with additional places provided in Area B. Early years education will be provided in a 60 place nursery on site.

**B - Land South of Filton Airfield            1,200 dwellings**

This development is projected to generate up to 2.1 FE primary pupils, and there may be an inflow of up to 0.2 FE from Area A. Pupils will be accommodated in a new 2FE primary school on site. Additional places will be provided in Area C for children resident in the eastern part of the neighbourhood.

Early years education will be provided in a 60 place nursery on site.

### **C – Filton Airfield 2,500 dwellings**

This development is projected to generate up to 4.3 FE primary pupils, and there may be an inflow of up to 0.3 FE from Area B. Pupils will be accommodated in two new primary schools on site one at 2FE and one at 3FE.

The most flexible solution would be for the 3FE school site to be next to the secondary school site. Early years education will be provided in a 60 place nursery on site. Consideration will be given to providing a further 60 places at a Children’s Centre on site, depending upon future legislation and statutory guidance regarding nursery education for two-year-olds.

Youth provision will be provided on site to meet the requirements of all four new neighbourhoods

### **D – Rest of Cribbs/Patchway Area 1,000 dwellings**

This development is projected to generate up to 1.7 FE primary pupils. If this development comprises a significant proportion of flats and smaller houses, then fewer pupils may be generated. Pupils will be accommodated in a new 1.5FE primary school on site with any additional places provided at existing primary schools in the area.

Early years education will be provided in a 60 place nursery on site.

### **Provision of Secondary School Places**

The four neighbourhoods are projected to generate between 6 – 7 forms of entry at secondary level (900 – 1050 places). These secondary pupils may be accommodated at a new secondary school located within the development.

The best location for a new secondary school site of 8.2 ha would be towards the western end of Area C. The site could possibly be situated so that it crosses the border with Area B which would contribute approximately 1.8 ha on a pro rata basis, with the remaining 6.4 ha in Area C.

A mechanism would need to be found for Areas A and D to make a financial or land contribution in lieu of provision of their share of the secondary school site.

The table below shows the projected numbers of secondary pupils that would be generated by a typical mix of family housing. The actual numbers are likely to be slightly lower, depending upon the type and mix of dwelling constructed.

<b>New Neighbourhoods</b>	<b>No. Dwellings</b>	<b>Projected No. Secondary Pupils</b>	<b>Pro rata Calculation of Land</b>
A – Land West of the A4018	1,000	1.2 FE	1.4 ha
B – Land South of Filton Airfield	1,200	1.4 FE	1.8 ha
C – Filton Airfield	2,500	3.0 FE	3.6 ha
D – Rest of Cribbs/Patchway Area	1,000	1.2 FE	1.4 ha
<b>Total for Cribbs / Patchway</b>	<b>5,700</b>	<b>6.8 FE</b>	<b>8.2 ha</b>

These figures are approximate, and depend upon the final type and mix of dwelling in each neighbourhood.

If Areas A or B are developed several years in advance of provision of a new secondary school in Area C, then it may be necessary to provide additional accommodation at either Patchway Community College or Abbeywood Community School. This may entail additional costs for the provision of temporary buildings at those sites, and pupils would be entitled to funding for transport to school.

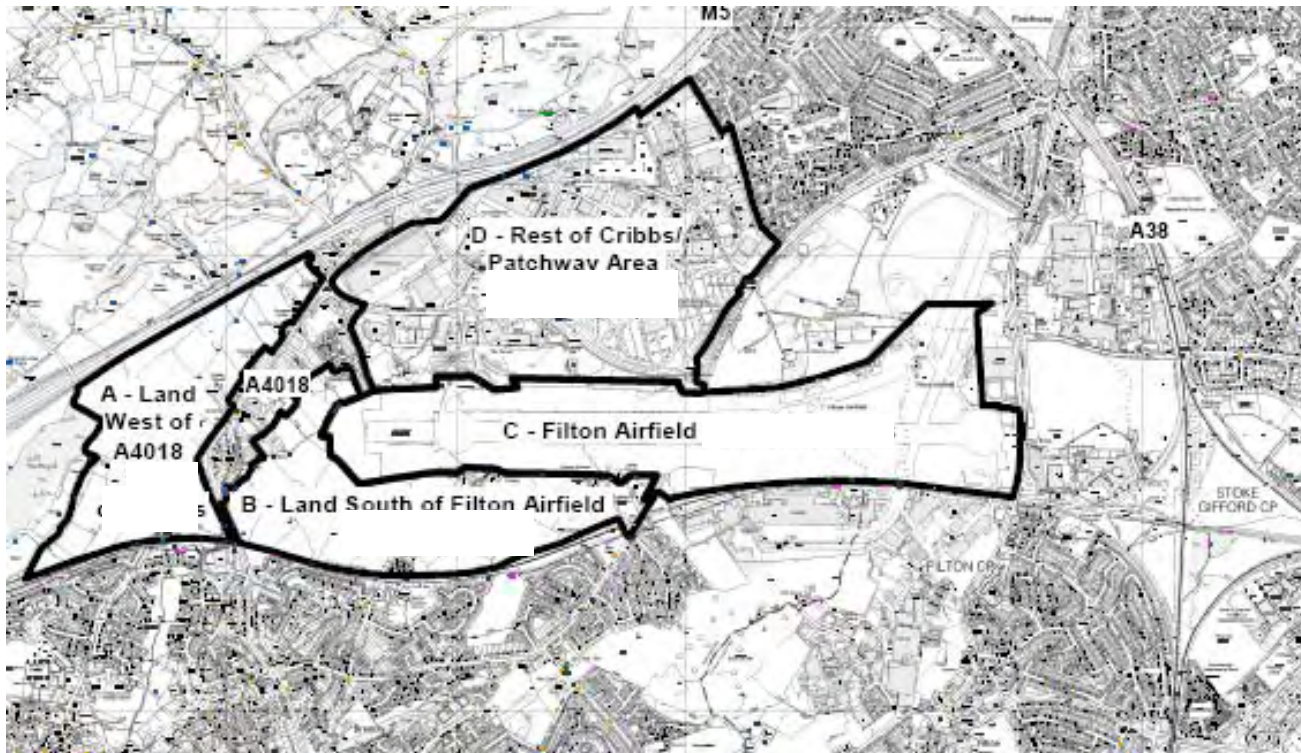
### Summary – Requirements for each new neighbourhood

New Neighbourhoods	Children and Young People Requirements	Indicative Contribution Amount (£M) as at 2010 Q4	Indicative Land Contribution (ha)
Cribbs / Patchway  5,700 dwellings	Primary – 10 FE on 5 sites	25.9	10.0
	Secondary – 7 FE	19.5	8.2
	Nursery <sup>1</sup> – 240 places	2.1	1.6
	Children’s Centre	0.5	0.2
	Youth Provision	0.3	0.2
	<b>Total</b>	<b>£48.3M</b>	<b>20.2 ha</b>

New Neighbourhoods	No. Dwellings	Children’s Services to be provided on site
A – Land West of the A4018	1,000	Primary School 1.5 FE Nursery 60 place
B – Land South of Filton Airfield	1,200	Primary School 2 FE Nursery 60 place
C – Filton Airfield	2,500	Primary Schools 1 x 3 FE 1 x 2 FE Nursery / 2 x 60 place Children’s Centre Secondary School 2 7 FE Youth Provision
D – Rest of Cribbs/Patchway Area	1,000	Primary School 1.5 FE Nursery 60 place
<b>Total for Cribbs / Patchway</b>	<b>5,700</b>	

1 In academic year 2010/11 the LA has a statutory duty to ensure provision of free nursery education places for all three- and four-year-olds. The nursery requirement of 240 places is based on the current duty. From 2013/14 this duty will be extended to cover disadvantaged two-year-olds (estimate 24 additional places). From 2014/15 this duty will be extended to cover 40% of two-year olds (estimate 48 additional places). In future years the duty may be extended to cover all two-year-olds (estimate 120 additional places).

2 Ideally, the secondary school would be sited so that it crosses the border between neighbourhoods B and C. This would avoid the need for a land swap. Pro rata contributions would be required of approximately 1.8 ha of land in neighbourhood B, and 6.4 ha in neighbourhood C.



**SOUTH GLOUCESTERSHIRE CORE STRATEGY**

**INFRASTRUCTURE DELIVERY PLAN**

**EVIDENCE BASE**

**HEALTH SERVICES**  
**(NHS South Gloucestershire)**

**December 2011**

## **1. Introduction**

- 1.1. The shared vision for South Gloucestershire is set out in the Sustainable Communities Strategy and the Council Plan sets out how this vision will be delivered. Both of these have managing future development, promoting safer and stronger communities and modernising health and community care services as priorities.
- 1.2. The Local Development Framework will set out the spatial expression of these priorities and is key to the creation of sustainable communities that are well designed and planned, provide access to a full range of community facilities, formal and informal open spaces and which are well integrated with existing communities.
- 1.3. This paper sets out an assessment of requirements for future growth for NHS health service provision taking account of dwelling growth proposed in the South Gloucestershire Core Strategy Proposed Changes Version (Dec 2010). Any variation in the overall scale or location will clearly alter the requirements. The document also aims to set out the principles upon which the requirements are based.

## **2. NHS Health Service Provision**

- 2.1. NHS services and facilities are crucial to the health and well-being of the local population.
- 2.2. Primary Care Trusts (PCTs) were created in 1999. They are corporate bodies established by statute – most recently the National Health Service Act 2006. As a statutory body, a PCT's functions, powers and duties are set out in legislation.
- 2.3. PCTs have a duty to ensure access and choice to a range of high quality health services and ensure that the Government's commitments to health, reducing health inequalities and health services are delivered for local people (Commissioning a patient-led NHS, 2005).
- 2.4. In support of these duties the PCT commissions services for:
  - GP primary care services,
  - Primary dental services,
  - a range of other health care provision including emergency and planned outpatient and inpatient services
  - Midwifery, health visiting and other community services including services such as District Nurses, Community Matrons and Intermediate Care.
- 2.5. NHS South Gloucestershire has a duty to ensure that there are sufficient services for people within its area and that these services are accessible. It

must also make sure that all health services are provided, including hospitals, dentists, opticians, mental health services, NHS walk-in centres, NHS Direct, patient transport (including accident and emergency), population screening, and pharmacies.

- 2.6. The vision of NHS South Gloucestershire set out in Strategic Plan 2009/10 – 2013/14 (June 2009) is to “maximise the health and well being of people in South Gloucestershire”.
- 2.7. NHS South Gloucestershire has four strategic priorities, these are:
  - 1) Improve the health of people living in South Gloucestershire through effective partnerships with other organisations and with local people;
  - 2) Reduce differences in health between people and places in South Gloucestershire;
  - 3) Bring more health services closer to local people by delivering more primary and community-based services; and
  - 4) Improve the experience of local patients when they use health by making sure that health services are provided promptly, safely and effectively.
- 2.8. NHS South Gloucestershire’s strategy requires appropriate outpatient clinics to operate in settings other than major hospitals, including community health facilities, and that, where appropriate, diagnostic services such as X-ray should be available.
- 2.9. The Department of Health allocates funding directly to PCTs primarily on the basis of the relative needs of their populations. A weighted capitation formula determines each PCT’s target share of available resources, to enable them to commission similar levels of health services for populations in similar need, and to reduce avoidable health inequalities.
- 2.10. The weighted capitation formula calculates PCTs' target shares of available resources based on PCT populations adjusted for their age distribution, additional need above that accounted for by age, and unavoidable geographical variations in the cost of providing services. This is set out in Resource Allocation: Weighted Capitation Formula Sixth Edition (published by Department of Health: December 2008). The starting point and primary determinant of weighted capitation targets is the size of the populations for which PCTs are responsible.
- 2.11. The Health White Paper, 'Equity and Excellence: liberating the NHS' was published in July 2010 and set out a restructuring of the NHS that will change the way health care is commissioned in the future. Following consultation, the government published 'Liberating the NHS: Legislative framework and next steps' in December 2010.
- 2.12. The Health and Social Care Bill, which was introduced into Parliament on 19 January 2011, takes forward the areas of Equity and Excellence: Liberating



the NHS and the subsequent Government response which require primary legislation.

- 2.13. Subject to the passage of the Health and Social Care Bill, the NHS Commissioning Board will from April 2013 be responsible for commissioning primary medical care services. Until that time, NHS South Gloucestershire will continue to be responsible for commissioning primary medical care services

### **3. Strategic Issues Principles**

- 3.1. Health Services and Facilities need to be accessible to the local populations who need to use them. As outlined above, this is a key principle in national and local health policy.
- 3.2. Health Services and Facilities also need to be of high quality and meeting all the necessary Care Quality Commission's standards. The standards at the new Yate West Gate Centre and at Emersons Green Medical Centre are appropriate benchmarks.
- 3.3. The Care Quality Commission is the independent regulator of health and adult social care in England. It regulates health and adult social care services in England, whether they are provided by the NHS, local authorities, private companies or voluntary organisations. From April 2010, health and adult social care providers will be required to register with the PCT in order to be able to operate. To do so, they must show that they are meeting a wide range of essential standards of safety and quality set out under the Health and Social Care Act 2008 (Registration Requirements) Regulations 2009.
- 3.4. Health Services and Facilities need to be planned for the long term and therefore designed to be flexible and adaptable.
- 3.5. They need to be designed to achieve high energy efficiency standards as set out in Saving Carbon, Improving Health: NHS Carbon Reduction Strategy for England (January 2009). Taking sustainability and carbon emissions seriously is an integral part of a high quality health service. The new Yate West Gate Health Centre is of a good standard and would represent an appropriate standard for future developments. NHS South Gloucestershire is required to demonstrate that its buildings are designed to encourage sustainable development and low carbon usage in every aspect of its operation.

### **4. Targets and links with national and local targets**

- 4.1. All health facilities and services must be planned with local communities. Engagement and consultation processes must form the basis of the plans and the local involvement networks will be key to assisting the PCT in organising this work.

- 4.2. The NHS Act 2006 sets out a legal requirement for PCTs to involve users (including carers) of health services in the planning, development, and decision making about local health services. Section 242 (1B) states that users may be involved by being consulted, or by being given information, or in other ways. A number of activities can constitute involvement. Engagement, consultation and participation are all possible approaches to involving people.
- 4.3. NHS South Gloucestershire aims to ensure that all those who have a stake, interest or say in the work of the PCT have the opportunity to make their voices heard and have their views taken seriously and treated with respect.
- 4.4. Health service targets include the need to have timely and immediate access to primary care and health care services, minimum waiting times to diagnostic and outpatient clinics and to surgical services if necessary. The services and facilities planned for the new communities would need to address these targets. The Care Quality Commission publishes the list of indicators that it uses to assess the performance of PCTs against existing national commitments and priorities. These include a maximum 18 weeks from referral by a GP to treatment; fast access to GPs, ability to book GP appointment ahead and satisfaction with GP surgery opening hours; access to primary dental services; speed of response of ambulances and an overall assessment of the experience of patients. The full list is available from [www.CQC.org.uk](http://www.CQC.org.uk). In order to continue to meet these targets as the population increases it is necessary to provide additional capacity for the population of South Gloucestershire.
- 4.5. Health and Wellbeing can be planned into the design of the new communities and NHS South Gloucestershire would be keen to contribute to this process. South Gloucestershire's Local Area Agreement (revised 2009) recognises the need to ensure that new communities have the services and facilities they need to make them healthy and sustainable and includes commitments to develop high quality services that provide individuals with greater choice and independence and to provide a wider range of health and social care services. NHS South Gloucestershire's Health Improvement Programmes include matters such as promoting exercise and exercise on prescription. Therefore, the design of the open space and the housing developments are areas to which the PCT will have a contribution.

## **5. Current Provision**

- 5.1. There are currently 27 registered GP practices within South Gloucestershire providing primary care to the population of South Gloucestershire. Appendix 6 lists the practices, number of GPs per practice and number of registered patients. The locations of each of these are shown in the Appendix 2. GP practices are independent contractors providing services under a contract with NHS South Gloucestershire. The vast majority of practice premises are owned by the practice rather than NHS South Gloucestershire.

- 5.2. NHS South Gloucestershire currently has 24 Dental practices plus 2 prison dental practices, 1 Community Orthodontist and 1 Orthodontist practice based in Hospital. The locations of each of these are shown in the Appendix 3.
- 5.3. NHS South Gloucestershire also has 49 pharmacies throughout South Gloucestershire and 27 Opticians. The locations of each of these are shown in the Appendices 4 and 5 respectively.
- 5.4. NHS South Gloucestershire also provides a wide range of community care from a mixture of GP practices and separate community clinics. These services work with primary and secondary care to provide specialist care to patients in the community.
- 5.5. Within NHS South Gloucestershire the standard is for one GP to 1,700 people (based on average of practice populations as at 1 October 2009). This is above the national average of patients per practitioner which has gradually fallen from 1,788 in 1999 to 1,520 in 2009 (based on General and Personal Medical Services – England – 1999-2009, published by Health and Social Care Information Centre in 2010).
- 5.6. The PCT had a capital programme to address existing capacity issues (i.e. not taking into account the impact of new growth proposed in the South Gloucestershire Core Strategy Proposed Changes Version) in general practice with schemes already approved to extend existing premises at Bradley Stoke, Stoke Gifford Medical Centre, Kingswood Health Centre, Leap Valley, Stokes Medical Centre and Three Shires Pucklechurch surgery. The PCT is also developing key community resources in Yate, Cossham, Thornbury and Frenchay to provide facilities for outpatient, diagnostic and dentistry services in local accessible settings. However, there is no ongoing capital programme within NHS South Gloucestershire to address any future capacity issues as a result of the impact of new growth proposed in the South Gloucestershire Core Strategy.
- 5.7. Yate West Gate Centre opened in early 2010 providing accommodation for GP Practice, Minor Injuries Service, Diagnostics, Outpatients, Day services, Imaging and Therapeutics services. West Walk Practice has relocated into Yate West Gate Centre.
- 5.8. Cossham will provide a Birthing unit, Renal unit, Diagnostics, Outpatients, Day services, Imaging and Therapeutics services.
- 5.9. Details of the facilities to be provided from Thornbury and Frenchay are yet to be finalised. The schemes are still under development, and therefore subject to consultation and change. Thornbury is likely to provide new accommodation for two of the practices in Thornbury, Dr Burney and Dr Male. However, it is not currently expected that Frenchay will include a GP Practice.

- 5.10. Dental Services do not work to registered populations so there is no direct relationship between location of developments and dental practices. However, large developments may necessitate the provision of additional dental surgery contract(s). Theoretically, the additional 21,500 new dwellings would require the equivalent of approximately 7 dental surgeries with three chairs providing 50,000 units of dental activity per year for the new population of 50,000. Hence, the PCT may encourage major developments to consider marketing space in new local centres to dental practices, but NHS South Gloucestershire commissions NHS Dentistry based on the dental health needs of the population and this may not coincide with new developments.
- 5.11. Pharmacy contracts are commercially funded without support from NHS South Gloucestershire so would not require financial support from developers. However, based on the ratio of pharmacies to patients in South Gloucestershire, it is likely that major developments of approximately 2,000 homes plus, (based on the ratio of pharmacies to residents in South Gloucestershire) would need to provide accommodation for a pharmacy in any retail development.
- 5.12. Optometry contracts are also commercially funded without support from NHS South Gloucestershire so would not require financial support from developers. However, based on the ratio of optometrists to patients in South Gloucestershire, it is likely that major developments of over 4,000 homes (based on the ratio of optometrists to residents in south Gloucestershire) would need to provide accommodation for an Optician in any retail development.

## **6. Spatial Requirements – South Gloucestershire Wide**

- 6.1. Based on 1 GP per 1700 population, about 60% of the GP surgeries currently experience capacity issues. The PCT capital programme will provide additional capacity at the following practices: Bradley Stoke, Stoke Gifford Medical Centre, Kingswood, Leap Valley, the Stokes and Pucklechurch (Three Shires). However, there will still be significant shortfall in capacity across the district not taking account of proposed growth.
- 6.2. Simplistically, the new housing developments for South Gloucestershire will increase the demand for healthcare. The Core Strategy (Post Submission Version – Dec 2011) makes provision for approximately 26,400 new dwellings between 2006-2026. Based on 2.31 persons per dwelling (2006 ONS mid-yr population estimates produced for the West of England UAs by the GLA), the assumption is that there will be a new population of approximately 60,000 people requiring the services described above.
- 6.3. Simplistically, this level of new development would require facilities to accommodate:
- approximately 35 GPs and the supporting primary and community care teams associated with them;
  - Approximately 26 Dentists;
  - Approximately 12 Pharmacies;

- Approximately 6 Opticians.
- 6.4. As an example of the likely quantum of new facilities required to serve the new housing growth, the Emersons Green Medical Centre in Emersons Green is the Primary Care base for 8,500 patients. It has the capacity to provide primary care services for 10,000. In entirety therefore the new developments would require the equivalent of about 6 Emersons Green Medical Centres for the primary care provision. The Yate West Gate Centre will provide facilities for outpatient and diagnostic services for 64,000 in and around the area of Yate. The outpatient capacity and diagnostic capacity required to serve the whole of the new communities is therefore the equivalent to half that of the Yate West Gate Centre.
- 6.5. The scope for realising development contributions for new services is however limited as, of the 26,400 dwellings proposed, some 4060 have already been constructed. Some 6740 have planning permission or are engaged in viability exercises on major sites:
- SGLP site 9 - Cheswick Village (750 dwellings) – Consented. No contribution was sought towards to health services.
  - SGLP site 13 – Harry Stoke (1200 dwellings) – Consented. Contribution of £364,000 towards an extension of the Stoke Gifford Medical Centre.
  - SGLP site 4 – Charlton Hayes (2200 dwellings) – 733m<sup>2</sup> (internal gross space – serviced shell) in the neighbourhood centre for use as a 3GP doctors surgery and 2 dentist surgery) on a 20yr lease, by the 751st dwelling.
  - SGLP site 5 – Emersons Green East (2390 dwellings) – 709m<sup>2</sup> 5 GP Practice.

A further 3840 dwellings have planning permission or are expected to achieve planning permission in the near future, on small and medium sized sites, many of which have / will not contribute to new services, thereby the additional population will exert considerable further pressure on services and GP and other health accommodation. This leaves a number of proposed new neighbourhoods plus unidentified windfalls that could potentially contribute towards new health accommodation. These are discussed in section 7.

#### Service Provision Standards & Build Costs.

- 6.6. Primary and Community Care Services, including medical, dental and associated community services, can be and usually are highly dispersed with the location dependant on the nature of the population. However, outpatient and diagnostic services are normally centred in larger facilities in order to ensure quality of the service provided and take advantage of economies of scale offered through concentrating provision.
- 6.7. New services will require new facilities where major new communities are developed or enhanced existing facilities where substantial infill development increases local populations. In appropriate circumstances it is desirable for

health services to be integrated with social care and other community provision. This would be particularly relevant in larger developments where a large practice would be co-located with South Gloucestershire Council social services staff. This is the model that has been followed with the development of the new Yate West Gate Centre.

- 6.8. There are specific accommodation sizing requirements for GP services which NHS South Gloucestershire has used for recent GP Practice developments. These are listed at Appendix 7, together with number of homes / residents that would trigger each development, but these will be part of the detailed planning for the spatial areas.
- 6.9. Indicative costs of new surgeries are also quoted in Appendix 7. The figures are based on estimated construction costs for new GP surgery of £1,550 – £1,650 per square metre, plus 15 per cent for associated costs such as Structural Engineer, leading to a cost of £1,898 per square metre, excluding land costs. These costs are based on December 2009 costs and make no allowance for the effect of BREEAM on build cost. As such for the purposes of estimating costs of facility provision for the purposes of the Infrastructure Delivery Plan a figure of £2000 per square metre has been assumed. (*These costs have been extrapolated from estimated costs for recent surgeries constructed in the area started 2008/9 at £1,350 – £1,450 per square metre to build*).
- 6.10. However, opportunities for synergy should be explored as with other community infrastructure areas and multi-use buildings such as the Yate West Gate Centre would be of benefit in the significant new communities. Such a shared use may be more difficult with infill development where expansion of current facilities may be the most practical and deliverable approach.
- 6.11. Where buildings are extended, rather than newly built, the construction costs are likely to be similar to those quoted above. However, there will be additional costs of approximately £1,000 per square metre for provision of decant accommodation during construction. These costs are based on costs of temporary accommodation for Yate West Gate Centre. Such costs may however, vary significantly depending on the specific circumstances of individual projects. Indicative costs to extend are quoted in Appendix 7.
- 6.12. Almost all GP practice buildings are owned by the GP Practice, with the exception of four practices listed in Appendix 6. However, NHS South Gloucestershire contributes to the operational costs of the GP Practices. Therefore most developments will need to be carried out on behalf of the GP Practices but with funding from NHS South Gloucestershire.

## **7. Spatial areas**

- 7.1. The details of this section will require review and adjustment once figures and locations are finalised.

7.2. The following table lists the remaining of houses expected to be built in each area and the numbers of GPs required to provide for the expected population.

7.3. The table also gives a commentary on the ability of local GP surgeries (Appendix 2) to absorb the expected increase in patients in the area and the options to extend an existing practice building or develop a new building.

Area	Number of houses	Number of GPs	Local GP status
<b>Allocated SGLP Sites</b>			
East of Coldharbour Lane	500	1	Although the local practice (Northville) has capacity at present, this will not remain. See note 1) below
<b>New Neighbourhoods</b>			
East of Harry Stoke New Neighbourhood	2,000	3	No space at local practice (Stoke Gifford) – New building required
Land north of Yate	3,000	5	Insufficient space at local practice (Wellington Road) or other Yate practices – New building required
Cribbs Patchway New Neighbourhoods	5700	TBC (2x4GP Practices)	No suitable practice available with capacity in South Gloucestershire. Bristol PCT being consulted. – New building(s) required
Thornbury	500	2	Insufficient space at any practice in Thornbury – Extension possible
Frenchay Hospital	450	TBC	TBC

Notes to table:

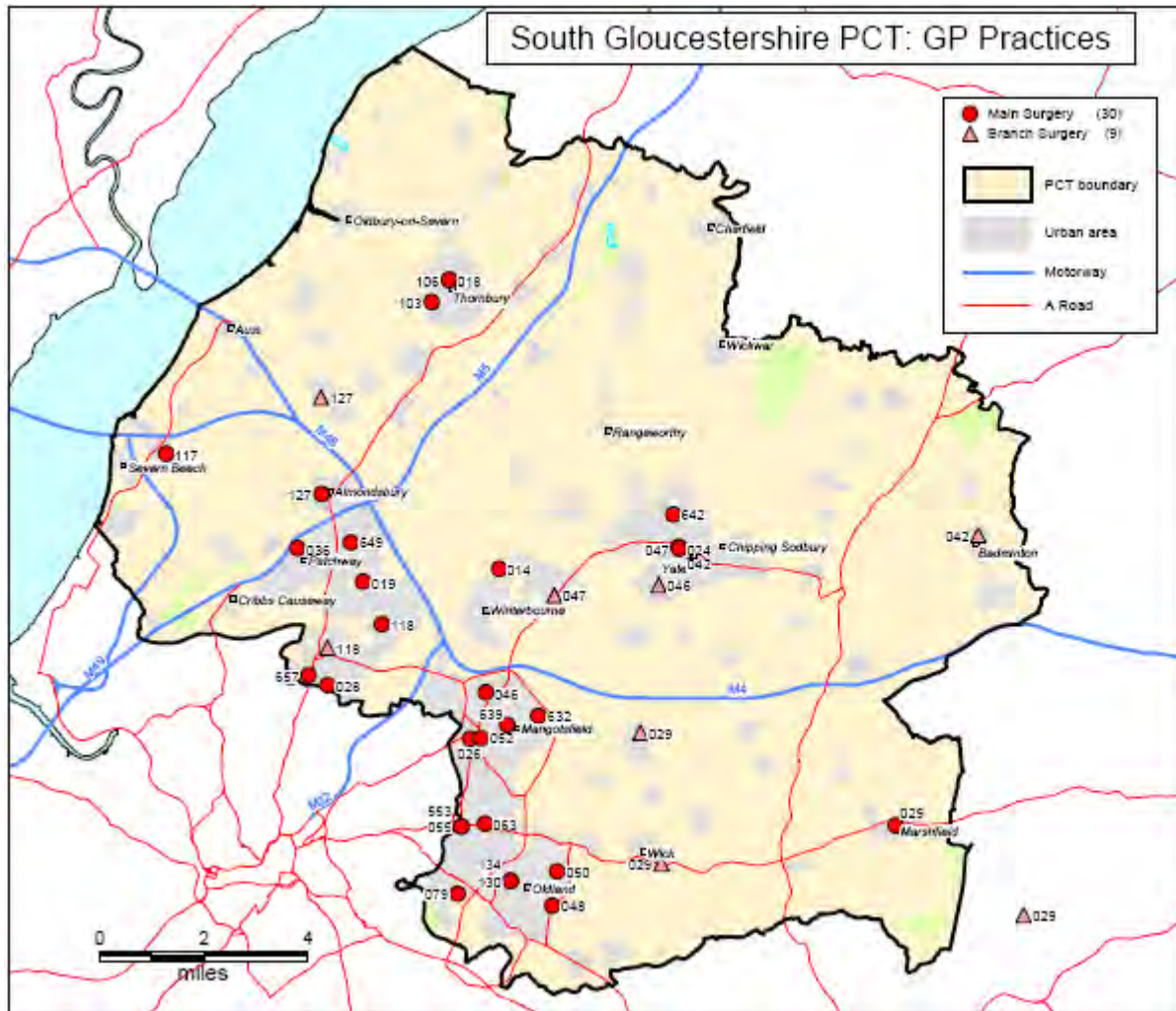
- 1) Although Northville surgery currently has capacity, 750 houses are being built on Wallscourt (Cheswick) which will absorb all the capacity at Northville. The location of the Northville practice will make extension difficult. The proximity of the East of Harry Stoke New Neighbourhood makes a single health facility for the developments East of Coldharbour Lane and East of Harry Stoke New Neighbourhood a longer term possibility. However, the differing timings of these developments may require an interim solution for the development East of Coldharbour Lane before a long-term solution is considered or possible.

- 2) Priorities for capacity improvements to surgeries, as a consequence of small sites / windfall developments will be subject to confirmation of location and developer S106 and / or CIL contributions . Dispersed developments may require additional capacity at various locations throughout area. See paragraph 7.15 for proposed approach.
- 7.4. As can be seen, the current practices cannot absorb the level of growth in patients within the existing practice staffing as listed in Appendix 6 and many practices would not be easily extended to accommodate extra capacity.
- 7.5. Where a new practice is required, the minimum size of new practice that would be required for a stand-alone practice is as indicated in the Appendix 7.
- 7.6. Where NHS South Gloucestershire commissions healthcare services for its population, its guiding principle is that the provision of all health and care services will be considered for possible competitive procurement for provision of the service.
- 7.7. NHS South Gloucestershire's Procurement and Contestability Strategy (approved by NHS South Gloucestershire Board in October 2008) sets out the approach to whether to competitively procure services. There are clear risks and benefits to contesting and any decision not to contest a service must be supported by clear and transparent evidence.
- 7.8. The size of the service will clearly be a significant factor in choosing whether to contest a stand-alone service. When making this decision NHS South Gloucestershire would need to consider whether small stand-alone practices would be able to provide the wide range of services required by the population of South Gloucestershire. Therefore, for 2 or 3 GP practices, it may be possible and desirable to extend an existing practice rather than building a small stand-alone practice. However, this would be dependent on the specific practice(s) in the area and the physical possibilities of extending the practice(s).
- 7.9. However, the larger development North of Yate for example, would almost certainly require new premises to be built within the development area or very close to the development as the practices in Yate have insufficient capacity to accommodate the additional patients.
- 7.10. The above gives an indication of the rationale for the decision-making by NHS South Gloucestershire based on current policy guidance. However, any decision on whether to develop a new practice or extend an existing practice will be dependent on specific combination of circumstances relating to local practices when the planning application for any development is considered and will have to take account of best available information at that point.
- 7.11. In cases where more than 3 GPs are required it is likely that a new practice will be required, a suitable building of the required size and specification would have to be provided as part of the development; or funding to build a



suitable building of the required size and specification. The cost of such a building will be dependent on a number of factors but indicative costs are listed in Appendix 7.

- 7.12. In cases where 2 or 3 additional GPs are required it is likely that an existing practice will be extended, the cost will be dependent on the existing building construction and the indicative costs for extending are listed in Appendix 7.
- 7.13. In cases of developments of 735 houses or less, ie less than 1,700 residents, they may not require a new practice but will generate additional patients at local practices. As set out in Appendix 6, only ten of the 27 practices in NHS South Gloucestershire have spare capacity within their current staffing levels, based on 1,700 patients per GP. Therefore almost all developments may require additional capacity at local GP practices.
- 7.14. Although small numbers of additional patients can normally be accommodated within the normal turnover of a GP Practice, overall all new patients require additional resources.
- 7.15. It is therefore proposed that where S106 contributions towards specific onsite or near site requirements cannot be utilised that CIL funding could be utilised towards the costs of extending existing surgeries. Such an approach where contributions can be pooled and utilised to meet service priorities, would be supported by the PCT. This would be a more equitable approach to securing development contributions, taking into account the many small and medium sized sites that are likely to come forward during the plan period. Appendix 6 indicates where new extensions may be possible.
- 7.16. The exact costs of any extension will depend on the size of the practice to be extended. However, based on the costs in Appendix 7 for extending a surgery, Appendix 8 quotes the cost per patient of an extension to a 2, 3, 4 or 5 GP Practice based on the median number of patients for each practice size.
- 7.17. This leads to a cost per patient to extend of £342 - £547, and a cost per house of £789 – £1,265 to extend a surgery.
- 7.18. Although additional new patients will not always require an extension to a practice, should an extension be required, it will greatly exceed this notional cost for any extra patients. It is therefore proposed that each house contributes £955 (the average of the extension costs per house in Appendix 8) towards those extensions that are required as this is more equitable than requiring those developments to contribute the full cost of the extension which they trigger whilst requiring no contribution from the previous developments that generated that position.



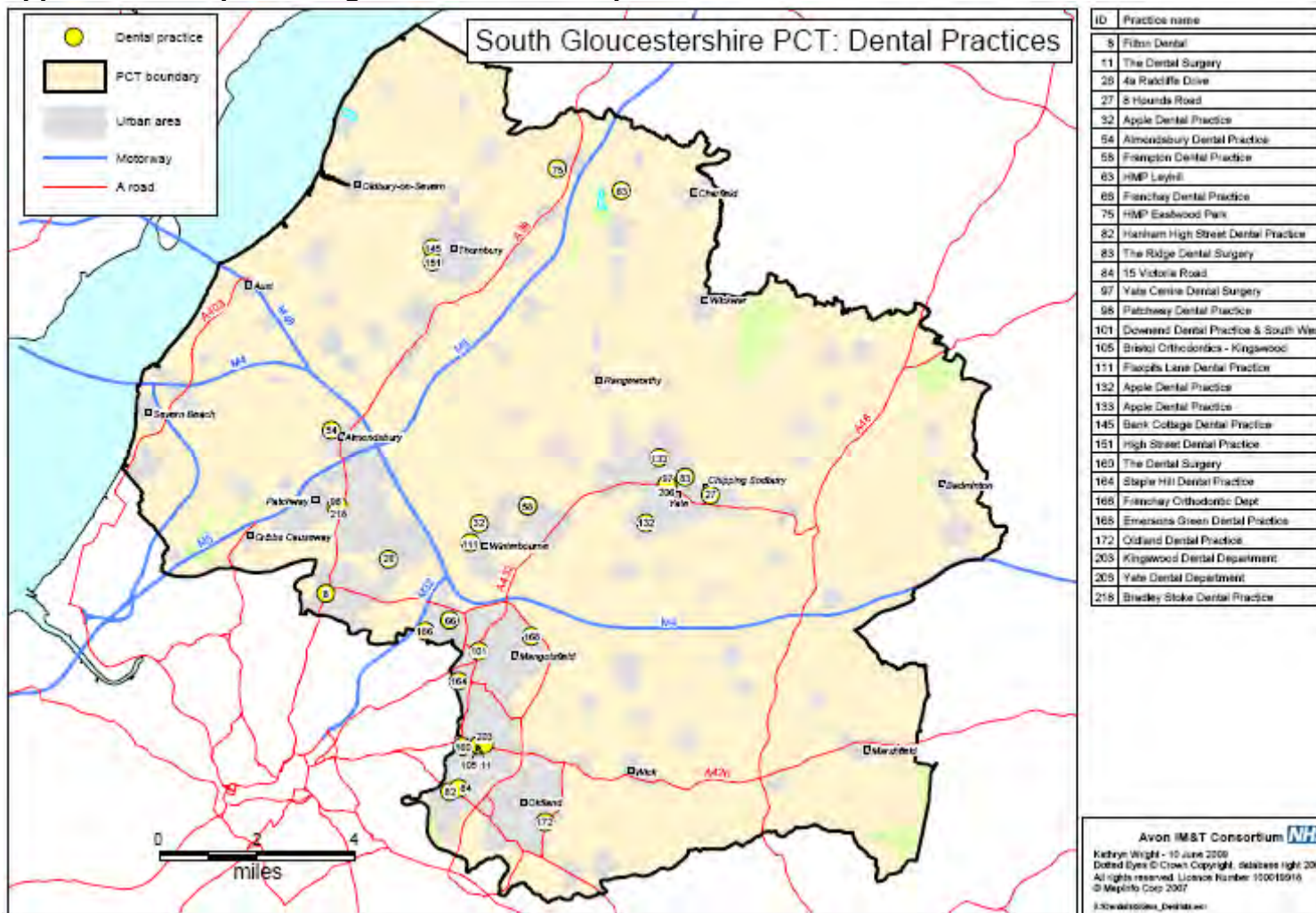
Code	Surgery Name
014	Stone Valley Medical Centre
018	Thornbury Health Centre-branch
019	The Stokes Medical Centre
024	Coarbside Surgery
026	Cheltenham Family Medical Ce
028	Northville Family Practice
029	Three Shires Medical Practice
029	Three Shires Medical Practice
029	The Three Shires Medical Pract
029	Castle Road
036	Coniston Medical Practice
042	Standy Way Surgery
042	Perlethia
046	Leap Valley Surgery
046	St Mary's Surgery
046	The Surgery
047	West Walk Surgery
047	3 Church Lane
048	Oldland Surgery
050	Close Farm Surgery
052	The Willow Surgery
055	The Orchard Medical Centre
063	Kingwood Health Centre
079	Hanham Surgery
105	St Mary Street Surgery
106	Thornbury Health Centre-main
117	Piling Surgery
118	Congre Medical Centre
118	Stokes Gifford Medical Centre
127	Almondsbury Surgery
127	The Surgery
130	The Park Medical Practice
134	The Oaks Medical Practice
632	Emersons Green Medical Centre
639	Mangotsfield Surgery
642	Wellington Road Surgery
640	Bradley Stoke Surgery
657	Stn Lodge Surgery
663	The Orchard Medical Ctr Apert

Avon IM&T Consortium 

Kelby Wright - 19 June 2009  
 Dotted Eyes © Crown Copyright, database right 2008  
 All rights reserved. Licence Number 100019916  
 © MapInfo Corp 2007  
 3:044610200909a\_Practices.mxd

[http://nww.avon.nhs.uk/imtconsortium/Analysis/Maps\\_GIS/PCT%20maps/SGlos/SGlos\\_Practices.pdf](http://nww.avon.nhs.uk/imtconsortium/Analysis/Maps_GIS/PCT%20maps/SGlos/SGlos_Practices.pdf)

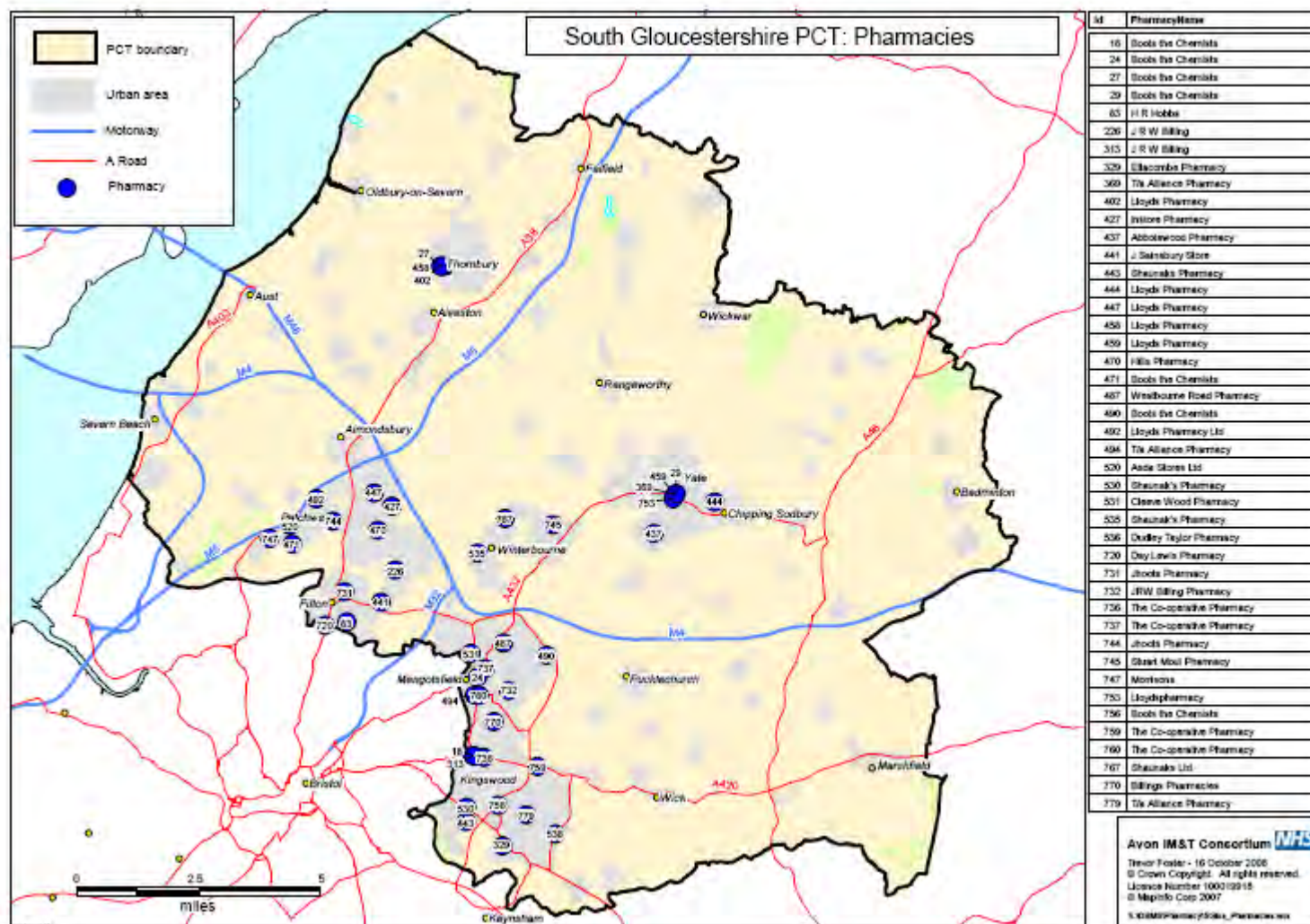
### Appendix 3 - Map showing location of dental practices



[http://nww.avon.nhs.uk/imtconsortium/Analysis/Maps\\_GIS/PCT%20maps/SGlos/SGlos\\_Dentists.pdf](http://nww.avon.nhs.uk/imtconsortium/Analysis/Maps_GIS/PCT%20maps/SGlos/SGlos_Dentists.pdf)

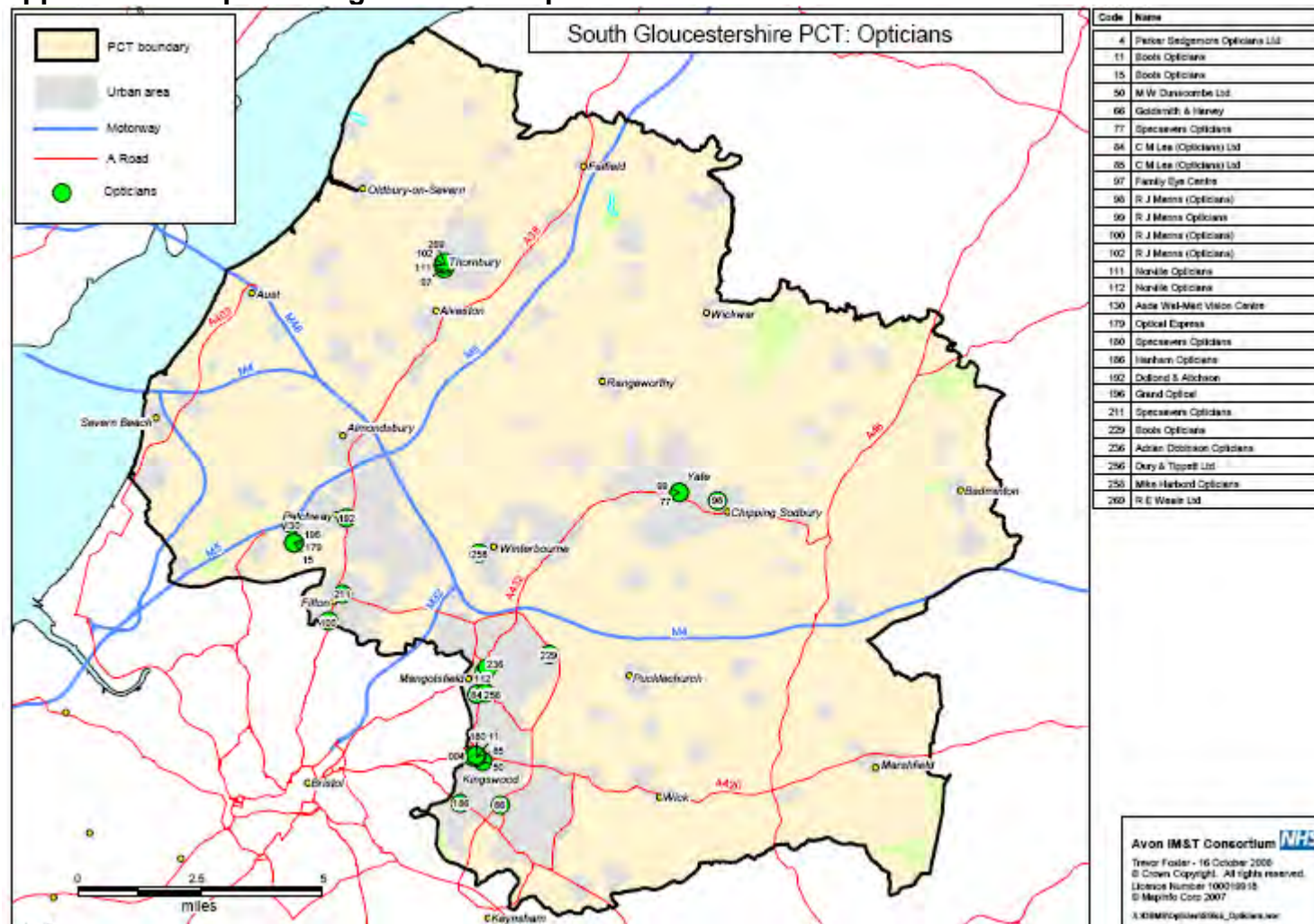


## Appendix 4 - Map showing location of pharmacies



[http://nww.avon.nhs.uk/imtconsortium/Analysis/Maps\\_GIS/PCT%20maps/SGlos/SGlos\\_Pharmacies.pdf](http://nww.avon.nhs.uk/imtconsortium/Analysis/Maps_GIS/PCT%20maps/SGlos/SGlos_Pharmacies.pdf)

## Appendix 5 - Map showing location of optometrists



[http://nww.avon.nhs.uk/imtconsortium/Analysis/Maps\\_GIS/PCT%20maps/SGlos/SGlos\\_Opticians.pdf](http://nww.avon.nhs.uk/imtconsortium/Analysis/Maps_GIS/PCT%20maps/SGlos/SGlos_Opticians.pdf)

## Appendix 6 - List of GP Practices and patient/GP ratio

Practice Name	Number of WTE GPs	List Size	Potential for Extension
Frome Valley Medical Centre	7.51	14022	
<i>Thornbury Health Centre - Burney</i>	6.25	9884	
The Stokes Medical Centre	8.18	13893	New Extension under construction
Courtside Surgery	7.61	13104	
Christchurch Family Medical Centre	6.31	11270	
Northville Family Practice	4	5182	Extension difficult due to site constraints
Three Shires Medical Practice	5.17	9192	Planning Permission Approved for new extension
Coniston Medical Practice	6.38	9468	
Kennedy Way Surgery	7.09	12567	
Leap Valley Surgery	5.5	10912	Planning Permission Approved for new extension
West Walk Surgery	5.97	13032	New extension complete
Close Farm Surgery	3.5	7062	
The Willow Surgery	6.5	11047	
The Orchard Medical Centre	8.26	13147	
Kingswood Health Centre	6	11015	New extension under construction
Hanham Surgery	14.1	20796	
St Mary Street Surgery	3.03	6749	Extension difficult due to site constraints
<i>Thornbury Health Centre - Male</i>	2.67	4825	
Pilning Surgery	2.75	4425	Extension Possible
Stoke Gifford Medical Centre	7.14	12702	New extension under construction
Almondsbury Surgery	2.11	4072	
<i>The Park Medical Practice</i>	3.07	5620	
<i>The Oaks Medical Practice</i>	3	5117	
Emersons Green Medical Centre	3.63	8548	Extension Possible
Mangotsfield Surgery	1	1165	Extension difficult due to site constraints
Wellington Road Surgery	1.33	1682	Extension Possible
Bradley Stoke Surgery	8	14964	New Extension Under Construction

Data correct as at October 2009

*Italics – PCT owned buildings*

NHS South Gloucestershire has not carried out detailed feasibility reports into the GP Practice premises and so can not provide a definitive list of which practises could / could not be extended. The above comments represent an overview of known possible opportunities / issues. Assessment of those surgeries with no comment is required to establish opportunities / priorities. They may also change with patient movements between practices, irrespective of any developments.

## Appendix 7 - Sizes of Practice for homes built

Number of houses	Number of residents	Number of GPs	Size of Practice	Cost to build	Cost to extend
736 – 1,472	1,701 – 3,400	2 GP Practice	368 square metres	£698,280	£1,396,560
1,472 – 2,208	3,401 – 5,100	3 GP Practice	461 square metres	£874,748	£1,749,495
2,208 – 2,944	5,101 – 6,800	4 GP Practice	554 square metres	£1,051,215	£2,102,430
2,944 – 3,680	6,801 – 8,500	5 GP Practice	689 square metres	£1,307,378	£2,614,755

## Appendix 8 – Cost of extending a surgery per patient (or house)

Number of GPs	Number of residents	Cost to extend	Cost per patient	Cost per house
2 GP Practice	1,701 – 3,400	£1,396,560	£547	£1,265
3 GP Practice	3,401 – 5,100	£1,749,495	£412	£951
4 GP Practice	5,101 – 6,800	£2,102,430	£353	£816
5 GP Practice	6,801 – 8,500	£2,614,755	£342	£789

**SOUTH GLOUCESTERSHIRE CORE STRATEGY**  
**INFRASTRUCTURE DELIVERY PLAN**  
**EVIDENCE BASE**

**LIBRARY SERVICES**  
**(South Gloucestershire Council)**

**December 2011**



## Contents

1	Introduction	Page 3
2	Legislative and policy context	Page 3
3	Principles for provision	Page 7
4	The current position in South Gloucestershire and national standards	Page 8
5	The South Gloucestershire Library Delivery Plan 2009-2013	Page 9
6	Derivation of contributions	Page 12
7	Level and form of contributions to support growth	Page 13
	Appendix 1: Implications of Growth	Page 18
	Appendix 2: Elements of public library space	Page 19
	Appendix 3 Hanham Library catchment area based on current active users	Page 20

## 1. Introduction

- 1.1. The shared vision for South Gloucestershire is set out in the Sustainable Communities Strategy (SCS) and the Council Plan describes how this vision will be delivered. Both of these have as priorities managing future development, ensuring the social, cultural, health and education needs of residents are met, raising aspirations and skill levels, promoting safer and stronger communities and modernising health and community care services.
- 1.2. The Local Development Framework (LDF) will set out the spatial expression of these priorities, and is key to the creation of sustainable communities that are well designed and planned, provide access to a full range of community facilities, formal and informal open spaces and that are well integrated with existing communities.
- 1.3. This paper sets out an assessment of requirements for future library services taking account of residential and commercial growth proposed in the South Gloucestershire Core Strategy Post Submission Version (Dec 2011). Any variation in the overall scale or location of development will clearly alter the requirements. The document also aims to set out the principles upon which the requirements are based.

## 2. Legislative and Policy Context

- 2.1. South Gloucestershire Library and Information Service provide the statutory service for all residents in the area. This includes the following services:
  - Promotion of reading and literacy through the loan of books;
  - Developing interest in a range of media through the loan of audio visual stock (DVDs, CDs);
  - Provision of community information points;
  - Provision of free access to the internet;
  - Provision of meeting places for local groups and a base for the delivery of learning and advice;
  - Provision of neutral environments where local people can meet and bring people together thereby strengthening community cohesion;
  - Provision of exhibition areas for use by community groups.
- 2.2. Local Authorities have a statutory duty under the 1964 Public Library and Museums Act<sup>13</sup> to provide a comprehensive and efficient library service to everyone who lives, works or studies in an area. The DCMS (Department for Culture, Media and Sport) has also issued guidance on recommended standards for library services.<sup>14</sup>
- 2.3. “*World Class Places: The Governments Strategy for Improving Quality of Place*”, stresses the importance of providing cultural sporting and healthcare facilities in association with new housing [DCLG 2009; p 12].

---

<sup>13</sup> [http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1964/cukpga\\_19640075\\_en\\_1](http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1964/cukpga_19640075_en_1)

<sup>14</sup> [http://www.culture.gov.uk/what\\_we\\_do/libraries/3416.aspx](http://www.culture.gov.uk/what_we_do/libraries/3416.aspx)

## National and Regional Planning Guidance

2.4 Planning Policy Statement 1: Delivering Sustainable Development (2005) requires Development Plans to promote development that creates socially inclusive communities that address accessibility for all...to community facilities. It also refers to helping to reduce social inequalities and deliver social cohesion and inclusion.

2.5 Circular 05/05 Planning Obligations provides significant guidance to local authorities on the provision of library infrastructure:

Planning obligations can be valid for community infrastructure. Paragraph B 12 states:

‘...If a proposed development would give rise to the need for additional or expanded community infrastructure... which is necessary in planning terms and not provide for in an application, it might be acceptable for contributions to be sought towards this additional provision through a planning obligation’

Contributions from small schemes can be pooled. Paragraph B 21 states:

‘...Where the combined impact of a number of developments creates the need for infrastructure it may be reasonable for the associated developers’ contributions to be pooled, in order to allow the infrastructure to be secured in a fair and equitable way’

Standard charges are encouraged. Paragraphs B 33 and B35 state:

‘...Local authorities are encouraged to use formulae and standard charges where appropriate... these can help speed up negotiations and ensure predictability, by indicating the likely size and type of some contributions in advance’;

2.6 The Community Infrastructure Levy Regulations (CIL) came into force on 6<sup>th</sup> April 2010 and confirmed by the publication of the Decentralisation & Localism Bill. The regulations will allow Local Authorities to set standard charges for new development. CIL is intended to focus on the provision of new infrastructure. The Planning Act 2008 provides a wide definition of infrastructure, including educational and cultural facilities such as libraries. The approach set out in this document is consistent with CIL.

2.7 PPS12:<sup>15</sup> Local Spatial Planning, requires Local Authorities to work with their Local Strategic Partnerships and other relevant organisations to ensure that sufficient infrastructure is planned in parallel with housing and other development.

2.8 Although the Regional Spatial Strategy (RSS) for the South West has been revoked the Council consider the principles of provision of community facilities, an approach it would wish to adopt. The RSS also stated that, in encouraging South West residents to live in ‘Strategically Significant Cities and Towns’, local authorities will need to adopt an approach of continuous improvement to the quality of services. A fundamental requirement will be to deliver quality services and facilities in step with new development and not years after

---

<sup>15</sup> Planning Policy Statement 12, 2008 ISBN 978 0 11 753996 9

dwellings have been occupied [SWRA; paras 3.5.5-3.5.7]. The strategy also contained a policy for the provision of culture within the range of infrastructure categories to be phased in step with economic, residential and other development proposals.

- 2.9 Other regional strategies that identify the importance of cultural assets within communities include *People, Places and Spaces: A cultural Infrastructure Development Strategy of the South West of England*<sup>16</sup> which supports the regional cultural strategy *A better place to be*<sup>17</sup>. Both documents recognise the value of culture (which includes libraries) in '*ensuring that new and enlarged urban developments possess cultural facilities to become, and remain, thriving dynamic communities – places where people want to live, feel they belong and also travel to for enjoyment and participation in cultural activities*'<sup>18</sup>.
- 2.10 The RSS also stated 'Culture has a 'material' dimension - through creative industries such as arts, music and media, sports participation, dance, play, libraries...Culture has strong connections with economic innovation, renaissance, community health and well being, lifelong learning and skills, often helping bind together local communities. It is important that the region acknowledges the critical role that culture and heritage can play in regenerating and shaping sustainable communities'
- 2.11 The Draft National Planning Policy Framework<sup>19</sup> (NPPF) has as one of its objectives the creation of strong, vibrant and healthy communities...with accessible local services that reflect community needs and support well-being. Libraries are an important aspect of the cultural facilities that make up the social and community offer in a place and as such contribute to the health and well-being of people living in and visiting an area. They also contribute towards the economic success of a place as a community learning and education resource.

### **South Gloucestershire plans and policy**

- 2.12 Policy LC1 of the South Gloucestershire Local Plan (Adopted 2006) seeks provision of community facilities in scale and kind to meet the needs of future residents. This may include provision of new library facilities or the upgrading or enhancement of existing facilities and stock to offset the increased demand on facilities.
- 2.13 The emerging Core Strategy for South Gloucestershire includes policies which require provision and improvement of community facilities to support future growth and encourage participation in cultural activity. Namely policies CS6 and CS23. The area based policies in the Core Strategy set out in more detail the requirements for library services to serve major new residential development in a number of locations including Cribbs/Patchway, East of Harry Stoke and North Yate.

---

<sup>16</sup> <http://culture.swo.org.uk/resources/cultural-and-sporting-research-publications/people-places-and-spaces/>

<sup>17</sup> A better place to be: Culture South West (2008) <http://culture.swo.org.uk/resources/cultural-and-sporting-research-publications/a-better-place-to-be-culture-and-south-west-england/>

<sup>18</sup> People, places and spaces: A cultural Infrastructure Development Strategy of the South West of England 2008 Culture South West

<sup>19</sup> <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1951811.pdf>

2.14 The continued development and improvement of libraries is required to meet the objectives of the South Gloucestershire's Draft Sustainable Community Strategy 2011 as libraries are at the heart of delivering community based learning for all ages and activities which create and promote community cohesion. Specifically they contribute to the following SCS objectives:

- *Existing communities:* ensure that the social, cultural, health and education needs of residents are met.
- *Town and district centres:* sustain and improve the vibrancy and vitality of town and district centres
- *Sharing the benefits of economic growth:* ensure that all parts of South Gloucestershire and all groups share the benefits of economic development, in particular priority neighbourhood areas, rural areas and disadvantaged groups
- *Creating a fair place for all:* promote equality by reducing social inequality; by improving cohesion; and by encouraging positive relationships between different groups
- *Best start:* give children the best start in life and help them achieve their full potential; protect them from harm and neglect
- *Healthy lifestyle:* Help people make healthy choices and enjoy a healthy lifestyle; design communities to encourage active lifestyles

2.15 The Council Plan will be updated following adoption of the Sustainable Communities Strategy. The current Council Plan 2008-2011 has the following priorities which the library service contributes to:

- To ensure that all children and young people have the opportunity to achieve their aspirations,....be creative and play a full and positive part in their communities. To extend the range of and access to positive activities and opportunities for young people [CP 5]; *30% of library members are below the age of 17 years.*
- To help people choose a healthy lifestyle by providing an environment, information, support and services that make the healthy choice the easy choice [CP 7]; *the library service is a key partner in the Council's Active initiative*
- To ensure that new communities have access to a full range of community facilities...and to ensure that social and community infrastructure.....is planned and delivered as part of new developments and well integrated with our existing communities [CP 15];
- To increase the involvement of people in the life of their communities and in the decision making processes that affect their quality of life and the services they receive [CP21];
- To ensure there is sufficient social space, buildings and networks to create vibrant, cohesive communities and enable rich, cultural participation and opportunities for interaction [CP 22]; *53% of the population use the library<sup>20</sup> making it unique in a place where members of*

---

<sup>20</sup> Viewpoint Panel Survey Spring 2011 commissioned from BMG Research

*all ages and backgrounds come together to voluntarily make use of a service.*

- 2.16 Three other South Gloucestershire Council strategies: the *Cultural Strategy*, *Safer Stronger Communities Strategy* and the *Children and Young People's Plan*<sup>21</sup>, also support the provision of an effective library service.
- 2.17 Provision of a library service is a statutory council function. Delivery of sustainable communities requires the provision of the full range of community and cultural facilities, including libraries. New development will increase demand on libraries and therefore the library service needs to plan for the enhancement of existing facilities in order to provide high quality services for people in the future. Increase in usage requires increases in space for library buildings, an increase in the quantity of stock to meet increased demand and increased provision of IT access.
- 2.18 The Council believes it is essential that current levels of satisfaction, usage and quality be maintained in order to ensure that it retains its status as a high performing library authority. Any under-provision in capacity caused by not keeping pace with population growth will undermine these objectives and the wider social and economic benefits they're intended to achieve.

### **3. Principles for provision**

- 3.1 Modern public libraries are no longer only places of function – storing or lending; they are places of information, of free and shared exploration and learning, using all forms of media. These roles are reflected in the need for a wider range and new configurations of resources, activity areas and learning facilities within modern library buildings. Appendix 2 list elements of public library space commonly provided by library authorities
- 3.2 The Museums, Libraries and Archives Council (MLA), in the publication *Public Libraries, Archives and New Development*<sup>22</sup> states that, modern and attractive public library facilities should have the following characteristics:
- Be located in highly accessible locations, such as town and neighbourhood centres;
  - Be located in close proximity to, or jointly with, other community facilities, retail centres and services such as, health or education;
  - Be integrated with the design of an overall development, in mixed use schemes; providing an active frontage to public areas, and clearly defined and attractive entrances, accessible to all users including those with a disability; and
  - Be of a suitable size and standard for intended users.

---

<sup>21</sup> <http://www.sgcyp.org/LinkClick.aspx?fileticket=R3wrghYExro%3d&tabid=36&mid=372>

<sup>22</sup> [http://www.mla.gov.uk/resources/assets/P/Public\\_Libraries\\_Archives\\_and\\_New\\_Development\\_A\\_standard\\_charge\\_approach\\_13345.pdf](http://www.mla.gov.uk/resources/assets/P/Public_Libraries_Archives_and_New_Development_A_standard_charge_approach_13345.pdf).

- 3.3 Libraries therefore need to be flexible to meet diverse needs and adaptable over time to enable new ways of learning. They must also be fully accessible. Thus modern libraries must be inclusive and holistic in how they provide services.
- 3.4 Libraries are also increasingly provided as part of multi-use community buildings, thereby benefiting from and encouraging customers to undertake dual purpose trips. There are now many examples of such multi-use practice throughout the United Kingdom. These include:
- The Campus in North Somerset brings together two schools, a community learning centre, library, meeting rooms and sports hall to serve the Locking Castle housing development;
  - The Platt Bridge Community Library in Wigan includes a primary school, a Sure Start children's centre with wrap around nursery care, family support centre, community health centre and a housing office;
  - The "For All Healthy Living Centre" in Weston super Mare combines library, church, health practice, community hall and café with training rooms and office space. It's runs as a social enterprise promoting health, learning and well-being; and
  - In South Gloucestershire, the library at Bradley Stoke is situated within the Leisure Centre and the Council, through the Active Project, has developed a single membership offer for leisure and library members. In Patchway the library is situated within the Patchway Hub, the centre includes children's services and a Council One Stop Shop
  - There is also scope for libraries to be co-located with residential development. A local example can be seen in the recently built library at Staple Hill which has 14 affordable dwellings on the site.

These models of joint provision are an approach the Council would support.

#### **4. The current position in South Gloucestershire and national standards**

- 4.1 South Gloucestershire currently has 13 static libraries and one mobile library. This equates to an average population per service point of 18,914 compared with the English Unitary authority median of 16,884<sup>23</sup>.
- 4.2 The Department for Culture, Media and Sport published *Public Library Service Standards* in April 2001 with the 3<sup>rd</sup> revised edition issued in June 2008. Although these are no longer monitored by the DCMS they are used as guideline standards for library authorities. The standard related to spatial planning is PLSS1 – *Proportion of households living within a specified distance of a static library*. With respect to Unitary Authorities the target was 88% within one mile and 100% within two miles. South Gloucestershire's current performance is 76% within one mile and 91% within two miles.

---

<sup>23</sup> CIPFA Public Library Statistics 2010-11 Actuals

- 4.3 MLA published in June 2008 'A Standard Charge Approach for Public Libraries, Archives and New Development'. As part of the research, a national survey concluded that planning obligations sought by local planning authorities have generally been in the 22-35 sq m per 1,000 population range. MLA recommend a benchmark standard charge based on 30sq.m. of library space per 1,000 population.
- 4.4 New residential or commercial developments will increase the potential number of library users to whom the authority has an obligation to deliver a service. This will impose an additional financial cost on the service. While the revenue costs of such a service are met by increased council tax collection, the initial one-off costs cannot be met this way, and a contribution from developers is sought for capital improvements appropriate to the scale and nature of the development. Key indicators which will reflect an increase in population include:
- Staff per 1,000 population;
  - Stock per 1,000 population;
  - Enquiries per 1,000 population; and
  - PC use per 10,000 population.

Increased usage in the library service will place pressure on all the above and reduce the quality of the existing service. The citizens panel survey carried out within South Gloucestershire show that 53% of the adult population have used a library in the last 12 months<sup>24</sup>.

## 5. The South Gloucestershire Library Delivery Plan 2009-2013

- 5.1 In 2010 South Gloucestershire Council approved a *Library Delivery Plan 2009 – 2013* (LDP)<sup>25</sup>. The aim of the Delivery Plan is to:
- Identify how the library service supports key priorities of the South Gloucestershire Council Plan;
  - Outline key actions that will enable the service to develop in the next four years; and
  - Summarise the library services and policies.
- 5.2 The Plan includes adoption of the MLA recommendation of 30 sq.m. of library space per 1,000 population as a basis for developer contributions for housing. The library standard charge has been adopted by a number of local authorities in England. Examples of the standard being adopted are cited in the document *Public libraries and new development; Progress in Adoption of the MLA Recommended Standard Charge for Public libraries* (report by

---

<sup>24</sup> South Gloucestershire Viewpoint Survey 2009

<sup>25</sup> Plan approved by Executive Councillor 22<sup>nd</sup> February 2010

<http://council.southglos.gov.uk/mglssueHistoryHome.aspx?lId=14125>



Martin Elson, October 2008<sup>26</sup>). The MLA standard has been accepted by developers in South Gloucestershire for example at Hanham Hall.

### **Improving the service for the existing community**

- 5.3 The Library Delivery Plan also outlines a programme to improve services to the existing local community, especially to increase the amount of library space for customers. Significant investment has been made in the South Gloucestershire Library service since 1996 as the Authority seeks to increase the level of provision. Projects completed include:
- The opening of five new libraries (Bradley Stoke, Emersons Green, Filton, Staple Hill and Patchway which has been redeveloped and opened in September 2011):
  - The replacement of the mobile library:
  - The extension of three libraries (Cadbury Heath, Hanham, Winterbourne):
  - The complete refurbishment and extension of Yate Library funded by £1.5 million from the Big Lottery Fund:
  - The internal refurbishment of libraries at Kingswood, Chipping Sodbury and Downend Libraries: and
  - The introduction of Radio Frequency Identification [RFID] to enable the service to deal with increased usage without additional staff and to release staff to work with customers. RFID stands for the Radio Frequency Identification, used in libraries it enables customers to issue and return books themselves through self issue machines.
- 5.4 The above clearly demonstrates the Council's commitment to the development of library services and the need to ensure that further developments do not have a negative impact on the improvements the projects listed above have delivered. The Council will continue to identify funding options to help increase space in libraries to discharge the range of functions modern libraries have to perform effectively [See summary in Appendix 2].
- 5.5 The development of library buildings has been funded from a range of sources including:
- South Gloucestershire Council capital funding (extensions, refurbishments)
  - Big Lottery Fund (Yate Library);
  - Growth point funding (Patchway Library);
  - Partnership with Housing Associations (Staple Hill Library); and
  - Developer contributions (Emersons Green Library and other library projects).
- 5.6 Compared to the MLA guidance, library services in South Gloucestershire fall substantially below the recommended space requirement of 30 sq.m. per 1,000 population. The *Library Delivery Plan* identifies actions the service is taking to address this shortfall to provide additional capacity in libraries. It also reviews the priorities for further growth and enhancement at each service point, and sets

---

<sup>26</sup><http://www.mlasoutheast.org.uk/assets/documents/10000F53ProgressinAdoptionoftheMLARecommendedStandardChargeforPublicLibrariesOctober2008.doc>

these out in Appendix 1. In spite of these potential improvements, there will remain existing significant shortfall in capacity across the District even taking account of the capital programme identified within the Delivery Plan.

**Table 1: Existing library provision in South Gloucestershire<sup>27</sup>**

Library	Library Catchment population	Gross Library floor space sq m	Current sq m of public space in each library per 1,000 population	Gross library floor space required 30sq m per 1,000 population	Surplus or shortfall sq m
Bradley Stoke Library	36,721	582	15.8	1,102	-520
Cadbury Heath Library	11,967	204	17.0	359	-155
Chipping Sodbury library	6,677	70	10.5	200	-130
Downend Library	14,179	365	25.7	425	-60
Emersons Green Library	21,080	450	21.3	632	-182
Filton Library	12,178	218	17.9	365	-147
Hanham Library	18,590	363	19.5	558	-195
Kingswood Library	22,378	369	16.5	671	-302
Patchway Library	10,465	310	29.6	314	-4
Staple Hill Library	14,004	359	25.6	420	-61
Thornbury Library	22,414	421	18.8	672	-251
Winterbourne Library	8,262	276	33.4	248	28
Yate Library	36,407	759	20.8	1,092	-333

### Catchment areas

5.7 The catchment areas of the current libraries has been mapped based on the usage pattern of customers combined with Census figures for the wards (e.g see Appendix 3 *Hanham Library Example*). It should be noted that customers will visit a library based also on where they attend school, work, shop or use other local facilities as well as where they live.

<sup>27</sup> Updated October 2011

## 6. Derivation of contributions

### Cost of provision

6.1 The build costs for South Gloucestershire are based on the MLA benchmark cost figures taken from the Building Cost Information Service [BCIS] of the Royal Institution of Chartered Surveyors. The index is made up of new builds and extensions over the whole of England. The benchmark includes the following:

- cost of constructing the library building, including space open to the public, and backroom space (e.g. office, store, toilets etc);
- allowances for design and external works, including car parking, hard standing and landscaping;
- cost of initial equipment of the building, including IT equipment and initial book and other stock

The figure for initial fit out costs (88% of building cost) is averaged from those local authorities that gave a breakdown of costs at the time the standard charge document was written. In appropriate circumstances, the developer's contributions towards the provision of land will be required as well. These figures are based on the BCIS at October 2011 and will be updated occasionally where there is evidence of significant change in building costs.

**Table 2: Estimated library building costs at October 2011**

Aspect of work	Cost per square metre	Total
Mean building cost for public library buildings (BCIS)	£1,624	£1,624
External works: car parking, hard standing, landscaping, security fencing, signage (assume 15% of build costs)	£244	£1,868
Design costs (assume 15% of building and external works costs)	£280	£2,148
Fitting out costs, including initial book etc stock and ICT (88% of capital costs of £1,624)	£1,429	£3,577
Total cost		£3,577

The cost of 30 sq.m. of library provision at £3,577 per sq.m. is therefore £107,310 per 1,000 persons. The cost per person is therefore  $£107,310/1,000 = £107.31$ . These figures do not include land costs or VAT.

### How contributions would be spent

6.2. Contributions may be used for additional stock, associated fixtures and fittings, ICT equipment and services, or the cost of an extension, both

physical and in terms of the service. Contributions will normally be directed to the library most closely associated with the community where the development is proposed, however it should be noted that the library service operates as an Authority wide service, and that items such as stock are purchased for the Authority as a whole.

- 6.3. Other related off site facilities and services may also benefit from contributions, which will then be used to improve the service within the local community. Contributions from individual small developments or “windfalls” may be ‘pooled’ to enable more significant improvements at any one individual library to meet increased demand.

## 7 Level and form of contributions to support growth

- 7.1. The Core Strategy Post Submission Version (Dec 2011) makes provision for approximately 26,400 new dwellings between 2006-2026. Using the average household size of 2.45 persons as the basis for estimating the likely population within a development (average household size, 2001 Census), the assumption is that this level of growth will lead to approximately 64,700 additional residents requiring library services over this period.
- 7.2. The developer contributions that will be sought per person to provide library services to support this growth and the approach taken for different scales of development is set out in detail below and summarised in Table 3.

**Table 3: Summary of developer contributions sought from new development**

Type of development	Cost per person in new development
Care Home development	£19.00
Student accommodation	£80.48
Commercial Development	£34.34
Residential development where extension to library is required	£107.31
Residential development where no extension possible	£38.85

**Contributions will be sought from:**

### **Strategic residential and mixed use Core Strategy allocations**

- 7.3 Where appropriate developers will be expected to provide land and construct a library, preferably as part of a multi-use building, or make a financial contribution towards the capital costs of providing library extensions to local libraries required for the development. **Any requirement for a new library will be reviewed at the appropriate time in the context of whether the Council can guarantee revenue funding.**

## **Medium or small residential developments**

- 7.4 These developments will attract developer contributions to offset the pressure placed upon the service by additional residents. Housing reserved for occupation for vulnerable residents and affordable dwellings will be treated as other residential development for the purposes of calculating library contributions as the service has a statutory duty to provide for all residents

## **Student accommodation**

- 7.5 Library membership records show that students use the public library service as well as their own university or college facilities. This places additional pressure on the public library service. Contributions are sought on the basis of one student per room in new halls of residence. The standard contribution sought for housing is reduced by 25% to take account of the use of libraries within education institutions and the students' period of residence in the year. Based on the South Gloucestershire residential figure of £107.31 the contribution sought per person for student accommodation would be £80.48.

## **Employment uses**

- 7.6 The library authority has a responsibility to provide a library service to everyone who works in South Gloucestershire. The tariff for contributions is based on the proportion of the workforce which commutes into the area each day.
- 7.7 125,100 jobs are located in South Gloucestershire and 72,700 residents (68% of the workforce) both live and work in the area. Therefore we can assume 32% of employees travel into South Gloucestershire to work. To calculate a tariff for employees who don't live in the authority area, we have taken the South Gloucestershire library standard charge per person multiply it by 0.32 [ $£107.31 \times 0.32 = £34.34$ ].
- 7.8 The number of employees (and therefore the total contribution to be paid) will be estimated based on the floorspace of the development in square metres. The estimated levels of occupancy of new commercial space are given in Table 4.
- 7.9 The service will take into account the proximity of the local library including travel patterns in determining the likelihood of employees making use of the library.

**Table 4: Estimated occupancy of commercial development**

Type of Development	Use class	Floorspace per employee ratio (sq m per employee) <sup>28</sup>
General retail and shops; food superstores	A1	20
Other superstores; retail warehousing including wholesale warehousing	A1	90
Financial and professional services premises	A2	20
Restaurants, cafes, drinking establishments and takeaways	A3 – A5	20
Offices other than Class A2; business parks; call centres	B1	22
General industry	B2	20
Storage and distribution industries	B8	80
Leisure facilities; cinemas; sports centres	D2	90
Hotels	C1	1 employee per 2 bedrooms

## Care homes

7.10 The service has a responsibility to provide library services to all residents including people who are unable to travel to a library. South Gloucestershire Libraries provide regular deliveries of stock to 80 care homes within the area to meet the reading needs of the residents. Where a new care home is built, or existing properties are converted to this use, the service will seek contributions towards the loan service based on the guidelines within the Public Library standards of 216 items per 1,000 population to support the establishment. The contribution would be £19 per resident which is calculated as follows:

Basis of calculation: £10.00 per volume including servicing and acquisition costs as a start up collection, additional books £2,160 per 1,000, £2.16 per capita and annual additions for next four years. [ $£2.16 \times 4 \text{ years} = £8.64 + £10.00 \text{ per item} = £19 \text{ rounded}$ ].

## Development thresholds

7.11 Previously the Council has applied a threshold where contributions for Library Services are sought via negotiation and S106 agreements for proposals of more than 10 household units. To continue to use this threshold would mean that a significant proportion of new developments would not contribute towards the mitigation of increased pressure on library facilities. The service

<sup>28</sup> The information in Table 4 comes from research conducted by English Partnerships and Arup Economics into the 'employment densities' of different types of commercial premises (2001)

will therefore seek contributions from all developments of one household unit or more if a proposed development would give rise to the need for additional or expanded community infrastructure which is necessary in planning terms and not provided for in an application<sup>29</sup>. Until this approach is possible through the development of an adopted CIL Charging Schedule DPD, the Council will consider applications on their merits in terms of impact on local library services in line with policy and guidance on a case by case basis.

- 7.12 In the case of employment-related development, the threshold will be 100 sq. m. of new development.
- 7.13 The Council is currently compiling information on works it would wish to carry out to mitigate the impacts of growth should funds become available from development beyond the strategic sites identified in Appendix 1.

---

<sup>29</sup> In line with guidance in planning circular 05/2005

## Appendix 1: Implications of Growth

These tables list the major residential and mixed developments proposed in the Core Strategy Post Submission Version (Dec 2011) and the associated requirement for library enhancement to provide for the expected new population. Libraries identified for extension have sufficient space for this. The details of this section will be reviewed as figures and locations are adjusted through the consultation, inquiry and adoption of the South Gloucestershire Core Strategy.

**Table 5: Requirements for enhancement of libraries for strategic residential and mixed use allocations**

Area	Dwelling numbers	Estimated new residents (2.45ppd)	Space required (sq.m.)	Financial contribution required if library not built by developers (£107.31 pp)	Libraries where enhancements might be made	Options for enhancement
<b>SGLP<sup>30</sup> Housing Sites</b>						
Land East of Coldharbour Lane	<b>500</b>	1,225	36.75	£131,455	Bradley Stoke Winterbourne Downend	Extension, additional stock and IT
<b>New Neighbourhoods (CS<sup>31</sup>)</b>						
Land East of Harry Stoke	<b>2,000</b>	4,900	147	£525,819	Bradley Stoke Winterbourne Downend	New library (see para. 7.3) or Extension, additional stock and IT
Land North of Yate	<b>3,000</b>	7,350	220.5	£788,729	Yate	Extension, additional stock and IT
Land South and West of Filton Airfield and Cribbs Patchway Remodelling [employment contributions will be calculated when use / floorspace known]	<b>5,700</b>	13,965	418.95	£1,498,584	New library  Patchway (for rest of Cribbs/Mall /Patchway area)  Potential contribution to nearest Bristol library (for land W of A4018 if airfield not developed)	Preferred option would be a new library on airfield site; developers will be expected to provide land and construct a library, preferably as part of a multi-use building  Additional stock and IT  Additional stock and IT (extension if sufficient space)

<sup>30</sup> South Gloucestershire Local Plan 2006

<sup>31</sup> South Gloucestershire Core Strategy Post Submission Version (Dec 2011)



Thornbury	500	1,225	36.75	£131,455	Thornbury	Extension, additional stock and IT
Frenchay Hospital	450	1,103	33.09	£118,363	Downend library Mobile library Combine contribution to new library at East of Harry Stoke	Extension, additional stock and IT  Subject to timing of devt and revenue funding

**Table 6: Requirements for enhancement of libraries for small and windfall sites**

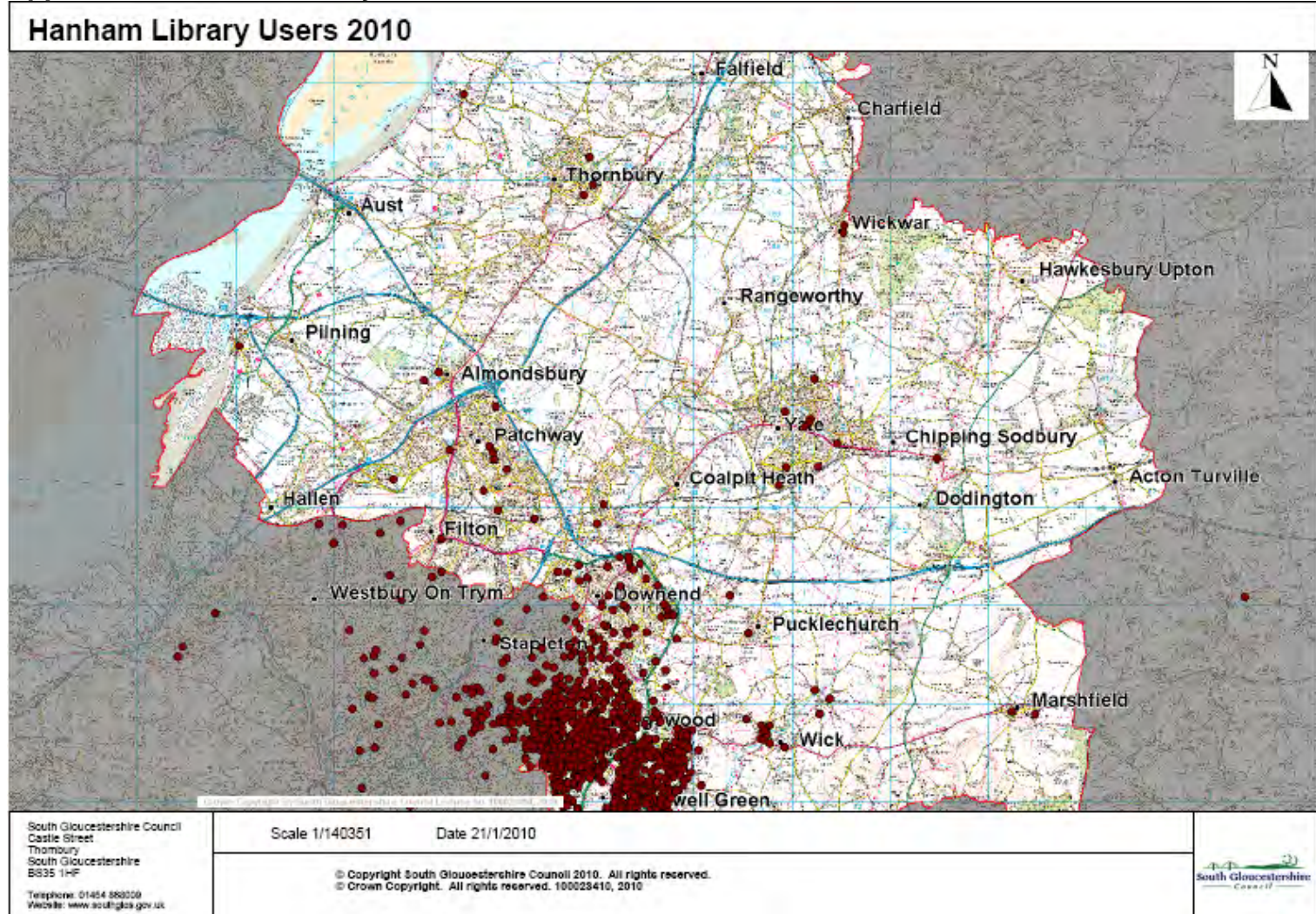
Area	Dwelling numbers	Estimated new residents (2.45ppd)	Space required (sq.m.)	Financial contributions (£107.31 pp)	Options for enhancement
<b>District Wide</b>					
Small & Medium sites/windfalls – 250 per annum to 2012	2,990	7,326	219.78	£786,153	Enhancement of existing local libraries, assessed on site by site basis.

## Appendix 2: Elements of public library space

<p><b>Public space</b></p> <p>Reception area, cloakrooms, toilets, baby care facilities</p> <p>Open access to books and other print collections, local studies material</p> <p>Networked PCs with internet access and IT support; computer teaching area</p> <p>Dedicated areas for priority audiences; children and young people</p> <p>Meeting room, advice rooms, exhibition space</p> <p>Some share space with sport, health, education, council information or general community facilities</p>
<p><b>Non public space</b></p> <p>Staff offices, rest room</p> <p>Workrooms, storage, plant room</p> <p>Computer server room, security, cleaners store</p>
<p><b>External</b></p> <p>Service and large group access</p> <p>Car and cycle parking</p> <p>Landscaping, signage, other security</p>

Source MLA [2008] Public Libraries and New Development: A Standard Charge Approach

Appendix 3 Hanham Library catchment area based on current active users





**SOUTH GLOUCESTERSHIRE CORE STRATEGY  
INFRASTRUCTURE DELIVERY PLAN  
EVIDENCE BASE PAPER**

**COMMUNITY CENTRES &  
VILLAGE HALLS**

**December 2011**

# Contents

1	Introduction	Page 3
2	Policy context	Page 3
3	Principles for provision	Page 7
4	The current position in South Gloucestershire	Page 10
5	Calculation of contributions	Page 11
6	Level and form of contributions to support growth	Page 12
	Appendix 1: Costs information from BCIS	Page 17
	Appendix 2: List of Dedicated Community Centres & Village Halls	Page 18
	Appendix 3: Map showing distribution of DCCs	Page 23

## 1. Introduction

- 1.1. The shared vision for South Gloucestershire is set out in the draft Sustainable Communities Strategy 2011<sup>1</sup> and includes the following:
- Managing growth: delivering well designed and sustainable new development which integrates with and benefits existing communities;
  - Ensure that the social, cultural, health and education needs of residents are met;
  - Plan for sustainability, affordability and healthy lifestyles;
  - Sustain and improve the vibrancy and vitality of town and district centres;
  - Create a fair place for all by reducing social inequality, improving cohesion and by encouraging positive relationships between different groups;
  - Build a stronger community and voluntary sector;
  - Increase people's involvement in their local communities;
  - Encourage young people to make a positive contribution to their communities;
  - Help people enjoy healthy lifestyle and design communities to encourage healthy lifestyles.

The provision and improvement of community centres and village halls are critical to achieving all these objectives as they provide a place for local people to take part in many of the activities that will help achieve these goals.

- 1.2. The Local Development Framework will set out the spatial expression of these priorities and is key to the creation of sustainable communities that are well designed and planned, provide access to a full range of community facilities, formal and informal open spaces and which are well integrated with existing communities.
- 1.3. This paper sets out an assessment of requirements for future growth for community centres and village halls taking account of existing provision and dwelling growth proposed in the South Gloucestershire Core Strategy Post Submission Version (Dec 2011). Any variation in the overall scale or location of development will clearly alter the requirements. The document also aims to set out the principles upon which the requirements are based.

## 2. Policy Context

2.1 Two of the fundamental components of a sustainable community are:

- ensuring a community is well served with public, private, community and voluntary services that are appropriate to people's needs and accessible to all;
- ensuring a community is fair, tolerant and cohesive with a strong local culture and other shared community activities<sup>2</sup>.

It is these that the Council seeks to provide directly or indirectly within its existing and new communities.

### National and Regional Planning Guidance

2.2 Planning Policy Statement 1: Delivering Sustainable Development<sup>3</sup> requires Development Plans to promote development that creates socially inclusive communities that address accessibility for all...to community facilities.

---

<sup>1</sup> <http://www.southglos.gov.uk/NR/rdonlyres/90C16DC3-EC64-4276-ADCB-D4ADBAB2A800/0/COS110143.pdf>

<sup>2</sup> HM Government, Sustainable Communities: People, Places and Prosperity, Appendix 1, Jan 2005, Cm6425

<sup>3</sup> Planning Policy Statement 1, 2005 ISBN 9780117539396

2.3 Circular 05/05<sup>4</sup> provides significant guidance to local authorities stating that planning obligations can be valid for community infrastructure. Paragraph B 12 states:

‘...If a proposed development would give rise to the need for additional or expanded community infrastructure... which is necessary in planning terms and not provided for in an application, it might be acceptable for contributions to be sought towards this additional provision through a planning obligation’

Contributions from small schemes can be pooled. Paragraph B 21 states:

‘...Where the combined impact of a number of developments creates the need for infrastructure it may be reasonable for the associated developers’ contributions to be pooled, in order to allow the infrastructure to be secured in a fair and equitable way’

Standard charges are encouraged. Paragraphs B 33 and B35 state:

‘...Local authorities are encouraged to use formulae and standard charges where appropriate... these can help speed up negotiations and ensure predictability, by indicating the likely size and type of some contributions in advance’;

2.4 The Community Infrastructure Levy Regulations (CIL) came into force on 6th April 2010. The regulations allow Local Authorities to set standard charges for new development. CIL is intended to focus on the provision of new infrastructure. The Planning Act 2008 provides a wide definition of infrastructure, including cultural facilities such as community centres. The approach set out in this document is consistent with the CIL Regulations.

2.5 Planning Policy Statement 12: Local Spatial Planning<sup>5</sup> requires Local Authorities to work with their Local Strategic Partnerships and other relevant organisations to ensure that sufficient infrastructure is planned in parallel with housing and other development.

2.6 The Draft National Planning Policy Framework<sup>6</sup> (NPPF) has as one of its objectives the creation of strong, vibrant and healthy communities...with accessible local services that reflect community needs and support well-being. The draft framework makes specific reference to meeting places and public spaces and recognises the need for the built environment to facilitate social interaction. Community centres and village halls are an important aspect of the cultural facilities that make up the social and community offer in a place and as such contribute to the health and well-being of people living in and visiting an area. Recent evidence in South Gloucestershire emphasises the importance of community venues as places where community cohesion is founded and strengthened, particularly in places that experience multiple deprivation across social-economic factors. They also contribute towards the economic success of a place as venues for community learning and education.

2.7 Although the Regional Spatial Strategy (RSS) for the South West has been revoked the Council considers the principles of providing community facilities an approach it would wish to support. The RSS acknowledged that culture has a ‘material’ dimension evident in creative industries such as arts, music and media, sports participation, dance and play, which all take place in community venues. Culture has strong connections with economic

---

<sup>4</sup> Circular 05/05: Planning Obligations 2005 ISBN 0 11 753948 1

<sup>5</sup> Planning Policy Statement 12, 2008 ISBN 978 0 11 753996 9

<sup>6</sup> <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1951811.pdf>

innovation, renaissance, community health and well being, lifelong learning and skills; often helping bind together local communities. It is important that the region acknowledges the critical role that culture and heritage can play in regenerating and shaping sustainable communities.

- 2.8 Other regional strategies that identify the importance of cultural assets within communities include *People, Places and Spaces: A cultural Infrastructure Development Strategy of the South West of England*<sup>7</sup> which supports the regional cultural strategy *A better place to be*<sup>8</sup>. Both documents recognise the value of culture in “ensuring that new and enlarged urban developments possess cultural facilities to become, and remain, thriving dynamic communities – places where people want to live, feel they belong and also travel to for enjoyment and participation in cultural activities”<sup>9</sup>. Community centres and meeting spaces are important to the development and support of and participation in cultural activities.

### South Gloucestershire plans and policy

- 2.9 Policy LC1 of the South Gloucestershire Local Plan (Adopted 2006) seeks provision of community facilities in scale and kind to meet the needs of future residents as well as encourage their integration with existing communities. This may include provision of new community centres or the upgrading or enhancement of existing buildings.
- 2.10 The emerging Core Strategy for South Gloucestershire Post Submission Version (Dec 2011) includes policies which require provision and improvement of community facilities to support future growth and encourage participation in cultural activity. Namely policies CS6 and CS23. Policy CS23 states that the Council will work with partners to provide additional, extended or enhanced community infrastructure, including community centres, and encourage participation in cultural activity. The area based policies in the Core Strategy set out in more detail the requirements for community centres to serve major new residential development in a number of locations including Cribbs/Patchway, East of Harry Stoke and North Yate.
- 2.11 The continued provision and improvement of community centres/village halls is necessary to meet the objectives of the South Gloucestershire Draft Sustainable Community Strategy (SCS) 2011 as they are at the heart of delivering community based activities which create and promote community cohesion for all ages. They contribute to the following SCS objectives:
- *Existing communities*: ensure that the social, cultural, health and education needs of residents are met;
  - *Town and district centres*: sustain and improve the vibrancy and vitality of town and district centres;
  - *Sharing the benefits of economic growth*: ensure that all parts of South Gloucestershire and all groups share the benefits of economic development, in particular priority neighbourhood areas, rural areas and disadvantaged groups;
  - *Creating a fair place for all*: promote equality by reducing social inequality; by improving cohesion; and by encouraging positive relationships between different groups;

---

<sup>7</sup> <http://culture.swo.org.uk/information-publications-presentations/south-west-research-publications/people-places-and-spaces/>

<sup>8</sup> *A better place to be*: Culture South West (2008) <http://culture.swo.org.uk/information-publications-presentations/south-west-research-publications/a-better-place-to-be-culture-and-south-west-england/>

<sup>9</sup> *People, places and spaces: A cultural Infrastructure Development Strategy of the South West of England* 2008 Culture South West



- *Building a stronger community and voluntary sector:* Strengthen the contribution made to our communities through community and voluntary action; use their expertise to provide local services;
- *Listening and improving:* Increase the involvement of local people in all aspects of their communities;
- *Focusing resources and encouraging initiative:* Reduce deprivation in our poorest neighbourhoods and support community based initiatives and work; increase community planning, ownership and involvement in managing facilities and services;
- *Opportunities for young people:* Encourage young people to make a positive contribution to their communities;
- *Best start:* give children the best start in life and help them achieve their full potential;
- *Healthy lifestyle:* Help people make healthy choices and enjoy a healthy lifestyle;

2.12 The Council Plan will be updated following adoption of the Sustainable Communities Strategy. The current Council Plan 2008-2011 has the following priorities which community centres and village halls contribute to:

- To help people choose a healthy lifestyle by providing an environment, information, support and services that make the healthy choice the easy choice. To make planning for health needs and healthy lifestyles an integral part of planning our new communities. Community centres/village halls are key to delivering the “Active” initiative. *[Priority 7]*
- To engage stakeholders, local communities and developers in planning and delivering well-designed, high quality and sustainable new and existing communities. Community centres/village halls are essential to sustainable communities. *[Priority 15]*
- To ensure that new communities have access to a full range of community facilities and formal and informal open spaces. Also to ensure that social and community infrastructure.....is planned and delivered as part of new developments and are well integrated with our existing communities. Community centres/village halls are an important element of this. *[Priority 15]*
- To increase the involvement of people in the life of their communities and in the decision making processes that affect their quality of life and the services they receive. Community centres/village halls host activities and events where members of all ages and backgrounds come together, including those where they can influence decision making. *[ Priority 21]*
- To ensure there is sufficient social space, buildings and networks to create vibrant, cohesive communities and enable rich, cultural participation and opportunities for interaction. Community centres/village halls are critical to this. *[ Priority 22]*

2.13 Community centres/village halls are important to the delivery of other South Gloucestershire Council strategies including the Safer Stronger Communities Partnership Strategy, the Cultural Strategy “More to Life”, the Children and Young People’s Plan and “Active”, a strategic partnership strategy for healthy lifestyles and physical activity.

2.14 Delivery of sustainable communities requires the provision of a full range of community facilities, including high quality meeting spaces. New development will increase the need for spaces for people to meet and the Core Strategy Post Submission Version (Dec 2011) includes Policy CS23 – Community Buildings & Cultural Activity. This seeks to retain existing facilities and ensure new development provides or contributes towards new meeting spaces as appropriate.

### 3. Principles for Provision

#### Definition of community centres/village halls

- 3.1. There is no single nationally recognised definition of a community centre or village hall but there is no doubt that all people need access to community facilities for a wide range of activities. For the purposes of this paper South Gloucestershire Council defines a community centre or village hall as a “dedicated facility which provides a range of affordable and accessible activities and services which is owned or managed by the community for use by the whole community in perpetuity”. Management by the community allows the facility to respond directly to local needs.
- 3.2. A distinction is made between a dedicated community centre and a meeting space that’s available for community members or groups to use in a building with a different primary purpose, for instance a room for hire in a public house or church, or a school hall. Similarly the distinction is made between a dedicated community centre and a facility which is owned by or reserved for a particular use or user group rather than for general use by the whole community; for instance ex-servicemen’s clubs, sports and social clubs and scout huts. Exceptions may exist where such facilities are available for use by the wider community and this use is secured by legal agreement; these would be counted as dedicated community centres.

#### Catchment Areas

- 3.3. There are no national standards for the provision of community facilities guidance is outlined in the handbook for planners, designers, developers and community groups “Shaping Neighbourhoods: A Guide for Health, Sustainability and Vitality” (2003)<sup>10</sup>. This suggests that the catchment population required to sustain one community centre is around 4,000 people (see table 1) and that 800m is the furthest people should expect to live from a community centre.
- 3.4. Analysis of the household survey of sports and recreation facilities undertaken by South Gloucestershire Council in 2010<sup>11</sup> indicated that 75% of users of indoor community halls walk for on average 15.5 minutes to get to them. At the average walking speed of 3 miles (4,800metres) per hour a person can walk approximately 1,240 metres in 15.5minutes. National guidelines based on Fields in Trust<sup>12</sup> research recommends conversion of actual distances travelled into straight line distances to allow analysis to be undertaken using a GIS mapping system. This allows for the fact that routes to sites will not be straight, and the actual route taken will be more complex and further than a straight line distance to a facility. This effectively reduces the distance travelled by 40% to give the equivalent straight line distance. Thus the typical travel time in South Gloucestershire can be expressed as equivalent to approximately 745 metres straight line distance, allowing us to identify a reasonable distance for people to travel to such a facility.
- 3.5. Population numbers and densities in rural areas are much lower than in urban areas and a village or community hall often serves a population spread over a wider geographical area than its equivalent in a more built up area. In these areas people will generally expect to travel further to their nearest community centre.

---

<sup>10</sup> Shaping Neighbourhoods: a guide for health, sustainability and vitality by Hugh Barton, Marcus Grant, Richard Guise (Taylor & Francis 2003)

<sup>11</sup> Householder survey on sport, recreation and open space undertaken in 2010 to inform the evidence base for the emerging South Gloucestershire core strategy

<sup>12</sup> Fields In Trust (previously the National Playing Fields Association): [www.fieldsintrust.org](http://www.fieldsintrust.org)

- 3.6. Using the findings from the household survey and the recommended standards in “Shaping Neighbourhoods” we consider 800m straight line distance from a dedicated community centre to be a reasonable aspiration to seek in urban areas for the majority of residents. In rural areas this would be an unrealistic standard to seek and so in those areas it is more reasonable to expect to seek a standard of provision that is aligned more closely with the ratio of 1 centre per 4,000 residents.

**Table 1: Accessibility standards** from *Shaping Neighbourhoods (2002) Barton et al*

Accessibility standards	Local facility	Illustrative catchment populations (to be adapted to local conditions and policies)	Minimum reasonable accessibility standards at different gross densities (assuming bendy routes)			
			40 ppha	60 ppha	80 ppha	100 ppha
	Nursery/first school	2,000	600 m	500 m	400 m	400 m
	Primary/middle school	4,000	800 m	700 m	600 m	500 m
	Secondary school	8,000	1,200 m	1,000 m	700 m	700 m
	Secondary school (large)	16,000	1,500 m	1,200 m	1,000 m	1,000 m
	Health centre (4 doctors)	10,000	1,200 m	1,000 m	900 m	800 m
	Local shop	1,500	500 m	400 m	400 m	300 m
	Pub	6,000	1,000 m	800 m	700 m	600 m
	Post office	5,000	800 m	700 m	600 m	600 m
	Community centre	4,000	800 m	600 m	600 m	500 m
	Local centre	6,000	1,000 m	800 m	700 m	600 m
	District centre/superstore	24,000	1,900 m	1,500 m	1,300 m	1,200 m
	Leisure centre	24,000	1,900 m	1,500 m	1,300 m	1,200 m

### Space Standards

- 3.7. There is no nationally recognised floorspace standard for community centres or village halls but Sport England produces a helpful guidance note “*Village and Community Halls*” (2001) which outlines good practice in the design of new community buildings and illustrates a range of buildings of different sizes which accommodate various facilities. The Council will seek to apply standards set out in that guidance note where new provision or improvements to local community meeting facilities are required.
- 3.8. It is recommended that the minimum standard should be a building which can accommodate a range of activities and provide for many different community groups and activities. All buildings should contain toilets (including appropriate space and facilities for those with disabilities), changing rooms, a kitchen, foyer, store and office as well as flexible spaces for meetings and activities. Where a new community building is required, the Sport England design guidance suggests a building with a main hall, a secondary hall and a lounge/community room, with a total minimum floorspace of 575 square metres (GIFA<sup>13</sup>). A sample layout is shown below.

<sup>13</sup> GIFA: gross internal floor area



Centre with a second hall and a lounge/meeting room served by a bar as well as a kitchen.

- 3.9. Research by Wycombe District Council to inform their 2009 Community Facility Strategy and Audit found that approaches and standards relating to a floorspace requirement per person used by other local authorities vary.

**Table 2: Floorspace standards from English local authorities<sup>14</sup>**

Local Authority	Facility	Floorspace (sq m per person)
Bracknell Forest	community centre	0.13
Horsham District Council	community facility	0.15
Taunton Deane	village halls	0.20

- 3.10. Applying this minimum floorspace for a new centre to the *Shaping Neighbourhoods* standard of one community centre per 4,000 people gives a ratio of 0.14 square metres GIFA per person. This falls within the floorspace standards used elsewhere.
- 3.11. For the purposes of identifying the minimum amount of community centre floorspace needed to support a local community South Gloucestershire Council will use 0.14 square metres GIFA per person. This will be used as a minimum standard to calculate both new community centre provision and the scale of enhancement of existing facilities to provide for the residents of new development, where either there is no dedicated community centre close enough for residents to use, or where it can be demonstrated that there is insufficient capacity in existing facilities.
- 3.12. To inform this assessment it is appropriate to consider the ratio of usable space in a facility to the local resident population and the programmes available for those users, as well as numbers and distribution of community centres, as together these contribute to the overall quantity and quality of provision.

<sup>14</sup> Wycombe District Council - Community Facility Strategy and Audit 2009

## 4. Current Provision in South Gloucestershire

- 4.1. There are a large number of community facilities in South Gloucestershire including dedicated community centres as well as spaces in schools, churches, fire stations and sports clubs that are available for hire or use by local people. Long term use by the community of space in shared facilities whose primary purpose is not that of a community centre cannot be guaranteed and they are not typically as responsive to local needs. Therefore it is important to have sufficient dedicated community centres which are available for wider public use and can respond directly to local needs, in order to create and sustain mixed, inclusive and cohesive communities.
- 4.2. There are almost 80 facilities known to us which can be counted as dedicated community centres/village halls in South Gloucestershire. These are listed in appendix 2 and those properties owned by South Gloucestershire Council are highlighted in bold. The map at appendix 3 shows how they are distributed across the district (*Note: map will be added once finalised*). Applying the recommended ratio of one centre per 4,000 residents for the ONS projected population figure for 2011 for South Gloucestershire of 266,400<sup>15</sup> residents indicates the district could support approximately 67 dedicated community centres. The fact that there are more dedicated community centres than this disguises the fact that some areas are less well served by centres and halls as neither the population nor the community centres are evenly distributed across the district.
- 4.3. In many of the more populated urban areas provision in number and distribution of centres is generally good with most residential areas being well served by dedicated community centres. Analysis of the 2010 household survey of sports and recreation facilities supports this and indicates that 36% of respondents consider the quantity of indoor hall, studios and rooms is about right. This rises to almost 50% in the north fringe and Yate/Chipping Sodbury.
- 4.4. In the more rural parts of the district, provision is also generally good, with many villages having a high number of community centres or village halls per head of population. In some cases dedicated community centres serve village populations of fewer than 4,000 residents, so the space to user ratio is high. If we accept that rural residents normally expect to travel further to such a facility than urban dwellers, as supported by the 2010 householder survey<sup>16</sup>, generally all but the most remote rural areas are within reasonable reach of a dedicated facility.
- 4.5. In the towns of Yate and Chipping Sodbury there are seven dedicated community centres and these are mostly distributed in a wide east-west band which broadly follows the main A432. Residential areas to the north of the B4059 in the north of Yate are least well served in terms of distance from a dedicated facility.
- 4.6. In Thornbury there are three dedicated community halls and these are concentrated in the west and south of the town with most residential areas being within reasonable distance of at least one of these. Within the town there are a small number of residential streets that are further than the recommended distance from a hall.
- 4.7. While coverage is generally good across the district, there are exceptions, and in some areas people live much further than the recommended distance from a community hall or there are physical barriers such as major roads or railways which prevent reasonable

---

<sup>15</sup> ONS 2006 Based Sub-national Population Projections for the West of England: South Gloucestershire

<sup>16</sup> Householder survey on sport, recreation and open space undertaken to inform the evidence base for the emerging South Gloucestershire core strategy 2010

access. These areas include Barrs Court, Rodway Hill and Siston Hill which lie close to the A4174 in the area known as the east fringe<sup>17</sup>. In the north fringe<sup>18</sup> the residential areas which lack good access to dedicated community centres include residential communities around Catbrain Lane and Stoke Park.

- 4.8. The principles of provision we would seek to achieve are set out in section 3 above. The approach South Gloucestershire Council will take to addressing a lack of provision where there is evidence of insufficient community centre provision is set out in the section below.

## 5. Calculation of contributions

- 5.1. There are many factors which influence costs so it is difficult to give generic build costs for a typical community centre or village hall. Factors which affect costs include:
- gross floor area of proposed new building and type of structure
  - number of storeys
  - site size and extent of external works
  - site abnormalities e.g. demolition of existing buildings, sloping site, presence of mine workings, contaminated soil
  - legislative requirements e.g. Disability Discrimination Act, Building Regulations
  - insurer requirements e.g. need for sprinkler installations and external storage tanks
- 5.2. General basic building cost figures from 185 samples collected by BCIS<sup>19</sup> ranged from £477/sq.m. to £2,236/sq.m. at Q4 2009 prices. Given costs can vary so much, it is appropriate to use a guideline building cost based on recent relevant local experience to allow the calculation of developer contributions required for community centres for the purposes of this paper. A new community centre was built in the district in 2007 and costs (excluding land, VAT, loose furniture and equipment) were calculated as £2,250/sq.m.
- 5.3. For the purposes of calculating the cost of providing community centres for future growth the Council has therefore assumed a build cost of £2,250/sq.m. (this excludes land, VAT and loose furniture and equipment). A community facility would need to be ready to and available for the community to use, so it's appropriate to include the cost for loose furniture such as chairs, tables, reception furniture etc. which is in addition to the build cost. The quality and costs of these items can vary considerably, so it's appropriate to use a reasonable figure based on local experience; we have assumed an estimated cost of £50 per sq.m. to provide loose furniture and equipment.
- 5.4. This gives a formula for calculating community facility contributions per dwelling as:

*Build costs per sq m X standard community floor space provision per person =*

$$£2,300 \times 0.14 = \mathbf{£322 \text{ per person}}$$

---

<sup>17</sup> Described as Communities of the East Fringe of the Bristol Urban Area in core strategy

<sup>18</sup> Described as Communities of the North Fringe of the Bristol Urban Area in core strategy

<sup>19</sup> BCIS: the Royal Institute of Chartered Surveyors' Building Cost Information Service provides cost information to the construction industry

- 5.5. Where a new dedicated community centre/village hall is required the recommended minimum size is 575sq.m and the total size should be calculated using the predicated population and the space standard of 0.14sq.m. per person.
- 5.6. From smaller sites in areas where there is insufficient provision or inadequate access to a dedicated community centre (listed at para 4.6) the formula set out in paragraph 5.3 will be used based on the population generated by the development to calculate developer contributions. Funding secured will be used to improve nearby dedicated community centres; where there isn't a suitable facility improvements will be made to non-dedicated meeting spaces and agreements put in place to ensure provision is made available for the new residents. If there is no viable option for spending the funding it will be pooled and used to improve access to the community centre residents are most likely to use. The decision making process for allocating this funding is set out in section 6 below.

## **6. Level and form of contributions to support growth**

- 6.1. The South Gloucestershire Core Strategy Post Submission Version (Dec 2011) makes provision for approximately 26,400 new dwellings between 2006 and 2026. Using the average household size of 2.45 persons as the basis for estimating the likely population within a development (average household size, 2001 Census), the assumption is that this level of growth will lead to approximately 64,700 additional residents who will require access to community centres and halls across the district. This level of new development would require 9,058sq.m. of new community meeting space based on 0.14sq.m./person.
- 6.2. Of the 26,400 dwellings set out in the core strategy, some 4,060 have already been constructed and there is no scope for realising additional developer contributions for new community centres from them. A further 6,740 dwellings on strategic housing sites have planning permission and provision of community centres is agreed as follows:
- SGLP site 9 - Cheswick Village (750 dwellings) – Consented. £400,000 contribution was agreed towards community facilities (dual use space in primary school).
  - SGLP site 13 – Harry Stoke (1200 dwellings) – Consented. Provision of a Community Building onsite (493sq.m.).
  - SGLP site 4 – North Field Charlton Hayes (2400 dwellings) – Provision of a Community Building onsite (870 sq.m.) or contribution towards off site provision.
  - SGLP site 5 – Emersons Green East (2390 dwellings) – Consented July 2010. Provision of Community Hall onsite (880sq.m.) and social space in a cricket pavilion (200sq.m.).
- 6.3. A further 3,840 have planning permission or are expected to achieve planning permission in the near future on small and medium sized sites. Many of these fall below the threshold of 200 dwellings set out in South Gloucestershire Council's Developers Guide, and therefore have not or will not contribute to new community centres.
- 6.4. This leaves a number of proposed new neighbourhoods plus unidentified windfalls that could potentially contribute towards new provision or improvements to existing community facilities. The developer contributions that will be sought per person to provide community centres to support this growth and the approach taken for different scales of development is set out below.

## **Development thresholds**

- 6.5. Previously the Council has applied a threshold where contributions for community centre/village halls are sought via negotiation and s106 agreements for proposals of more than 200 dwellings. To continue to use this threshold would mean that a significant proportion of new developments would not contribute towards the mitigation of increased pressure on community centres. The Council will seek a tariff of £322 per person as a contribution from all developments of one household unit or more if a development would give rise to the need for additional or expanded community infrastructure which is necessary in planning terms and not provided for in development proposals<sup>20</sup>.
- 6.6. Where developments come forward in areas where there appears to be sufficient provision, existing community centres will be put under pressure from new residents and there will be a displacement effect over time. It is therefore important to bring all areas of the district up to an acceptable standard of space and accessibility. If a CIL approach is adopted by the Council the floorspace standard set out above and the per person contribution in paragraph 5.3 could be adapted to establish a per dwelling or m2 tariff. Until this approach is possible through a DPD<sup>21</sup> the Council will consider planning applications on their merits in terms of impact on local meeting spaces in line with policy guidance and evidence on a case by case basis.

### **Contributions will be sought from:**

#### **Strategic residential and mixed use Core Strategy allocations**

- 6.7. When new development is expected to generate a community of 4,000 or more residents the Council would expect a new facility to be provided which should be easily accessible to the residents of that community and preferably on site. Where a new community centre is required, following guidance from Sport England, the recommended minimum size is 575sqm and the total size of the facility will be calculated using the standard of 0.14sqm per person.
- 6.8. Where it will improve the long term sustainability and quality of provision to the community, co-location of meeting space with other suitable facilities will be encouraged. Cost savings may be made where it is part of a multi-use facility where this allows sharing of facilities e.g. reception areas and toilets. Where appropriate, developers will be expected to provide land, and build a new community centre required for the development or where appropriate make a financial contribution towards the costs of making the provision. Any unforeseen development proposals of a strategic nature (1,500+ units) are also likely to be required to provide facilities on this basis.

#### **Medium or small residential developments**

- 6.9. These developments will attract developer contributions to offset the pressure placed upon existing community centres by additional residents. Where residential development is not of a scale large enough to require a new community facility and where there is evidence, for example from community-led plans, that existing local facilities don't have the capacity to accommodate the demands of the new residents or where there are quality or accessibility deficiencies, contributions will be sought in line with the ratio for floorspace provision and the population generated by the development. Contributions will be spent to enhance those facilities which are close enough and which residents can reasonably expect to use. As community centres are available for use by all residents,

---

<sup>20</sup> In line with guidance in circular 05/05

<sup>21</sup> Development Planning Document



exceptions will not be made for housing reserved for occupation for vulnerable or older residents and affordable dwellings for the purposes of calculating contributions. Exceptions will be made where an applicant demonstrates that they will provide all community facilities required by those residents on site. See paragraphs 6.11 – 6.14 for further details.

6.10. Table 3 sets out the requirement for community centres for new development expected on allocated strategic residential and mixed use sites and the suggested approach for delivery. Table 4 sets out the required community centre space for new development expected on medium or small developments.

**Table 3: Requirements for community centres for strategic residential and mixed use allocations and options for delivery**

Area	Dwellings	Estimated new residents (2.45 ppd)	Space required (0.14sqm per person)	Financial contribution (if not built by developer) (£315 per person)	Financial contribution to furnish/ equip (£50 per sqm)	Options for delivery
<b>SGLP<sup>22</sup> Housing Sites</b>						
Land East of Coldharbour Lane	<b>500</b>	<b>1,225</b>	<b>171.5</b>	<b>£385,875</b>	<b>£8,575</b>	Too small for new stand alone centre, so options would include: <ul style="list-style-type: none"> <li>• add contribution to enhance provision agreed for Cheswick Village (HP)</li> <li>• add contribution to enhance provision on UWE Frenchay campus</li> <li>• add to East of Harry Stoke requirement</li> <li>• reserve land on site and find pooled funding to deliver a facility</li> </ul>
<b>New Neighbourhoods (CS<sup>23</sup>)</b>						
Land East of Harry Stoke	<b>2,000</b>	<b>4,900</b>	<b>686</b>	<b>£1,543,500</b>	<b>£34,300</b>	Substantial new neighbourhood: on site facility required
Land North of Yate	<b>3,000</b>	<b>7,350</b>	<b>1,029</b>	<b>£2,315,250</b>	<b>£51,450</b>	Substantial new neighbourhood: on site facility required
Land at Filton	<b>5,700</b>	<b>13,965</b>	<b>1,955.1</b>	<b>£4,398,975</b>	<b>£97,755</b>	Dedicated community centres

<sup>22</sup> South Gloucestershire Local Plan 2006

<sup>23</sup> South Gloucestershire Core Strategy Pre-Submission Publication Draft 2010

Airfield, South of Filton Airfield, West of the A4018, and Cribbs Patchway remodelling [employment contributions will be calculated when use / floorspace known]						required for each individual development parcel. Co location with other CI considered. <u>Airfield site:</u> substantial new neighbourhood: minimum two centres should be built and co location with other CI considered. <u>South of airfield:</u> substantial new neighbourhood; on site facility required. <u>West of A4018:</u> substantial new neighbourhood; on site facility required. <u>Cribbs Causeway /Patchway</u> remodelling should integrate with Patchway/Coniston. Financial contribution to enhance existing community facilities there.
Thornbury	<b>500</b>	<b>1,225</b>	<b>171.5</b>	<b>£385,875</b>	<b>£8,575</b>	Options would include: <ul style="list-style-type: none"> <li>• off site contributions towards enhancement of existing community centre/village halls</li> <li>• dual use at Castle School</li> <li>• enhancement of Armstrong Hall for arts, cultural and community provision (ref: policy CS32:4)</li> </ul>
Frenchay Hospital	<b>450</b>	<b>1,103</b>	<b>154.4</b>	<b>£347,445</b>	<b>£7,720</b>	New community centre on hospital site to serve the whole village, or  A financial contribution towards improvements at Frenchay village hall (subject to these being viable).

**Table 4: Requirements for community centres and options for delivery for small and windfall sites**

Area	Dwellings	Estimated new residents (2.45 ppd)	Space required (0.14sqm per person)	Financial contribution (£315 per person)	Financial contribution to furnish/ equip (£50 per sqm)	Options for delivery
Small & Medium sites/windfalls – 250 per annum to 2012	<b>3,750</b>	<b>9,188</b>	<b>1286.32</b>	<b>£2,894,220</b>	<b>£64,316</b>	Enhancement of existing local facilities assessed on site by site basis. Delivery through partners/community based organisations.

**How contributions from windfall and small and medium sites will be allocated and spent**

6.11. The Council (Executive Member for Communities and Head of Service) will identify the most appropriate project<sup>24</sup> to meet the identified local need following consultation with local community representatives, which might include Town and Parish Councils, local community providers, Safer Stronger Community Groups. The following options will be considered for securing appropriate dedicated community centre provision:

- a new building
- extension or renovation of an existing facility
- changes to management arrangements and/or programmes

The chosen option will be identified in the site section 106 agreement until such time as a CIL approach is adopted (see paragraph 6.6).

6.12. It is important to secure long term community access to facilities and therefore the Council will aim to ensure that investment is made in facilities most likely to deliver this. Good quality buildings with maximum flexibility of use will ensure the best value is achieved, both in terms of value to the community and in terms of best use of assets and resources.

6.13. Where new buildings are provided the quality of the building should meet the minimum standards of Sport England<sup>25</sup> or equivalent up to date appropriate standard. Where improved access to community centres can be achieved through enhancing the fabric of existing facilities or through improved management and accessibility, the Council will work with partners and community based organisations to deliver those enhancements in order to maximise operational effectiveness and value for money. Delivery of improvements to existing community centres will be led by the organisations responsible for the facility to be improved. The body or trust which will own and/or manage the facility will need to demonstrate how the funding will be spent to provide additional capacity.

6.14. *In order to speed up the decision making process identified above and to provide pre-application advice to developers about where contributions are likely to be spent, the Council will develop in consultation with elected members and local communities a list of potential projects that would improve capacity and accessibility to facilities in order to*

<sup>24</sup> capital investment or management improvements

<sup>25</sup> Sport England guidance note “Village and Community Halls” (2001)

*improve the sustainability of communities, provide for new development and bring the most benefit to residents. Where community-led plans have identified quality or accessibility problems with existing facilities these will be used to inform that list.*

**Appendix 1: costs information from BCIS Online Rates Database**  
<http://www.bcis.co.uk/ordb>

Notes and definitions

**£/m2 study**

Rate per m2 gross internal floor area for the building Cost including prelims.  
 Last updated 7-Nov-2009 12:11.

At 4Q2009 prices ( based on a Tender Price Index of 213 ) and UK mean location (Location index 100).

Maximum age of results:

Building Function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower Quartile	Median	Upper Quartile	Highest	
<b>New build</b>							
<b>532. Community Centres</b>							
Generally (25)	1095	477	865	1053	1287	2236	185
<b>Up to 500m2 GFA</b>							
Generally (25)	1052	477	852	1005	1199	2236	105
Steel framed (25)	1061	477	851	980	1311	2236	27
Concrete framed (30)	879	-	-	-	-	-	1
Brick construction (25)	1033	527	833	1017	1182	1895	72
Timber framed (25)	1137	866	954	995	1347	1520	5
<b>500 to 2000m2 GFA</b>							
Generally (25)	1150	541	914	1157	1316	2148	74
Steel framed (25)	1177	541	938	1179	1332	1869	39
Concrete framed (30)	966	774	-	-	-	1158	2
Brick construction (25)	1134	561	927	1124	1300	2148	31
Timber framed (25)	968	702	-	809	-	1392	3
<b>Over 2000m2 GFA</b>							
Generally (25)	1170	875	1012	1179	1332	1450	6
Steel framed (25)	1195	875	1000	1312	1338	1450	5
Concrete framed (35)	907	-	-	-	-	-	1
Brick construction (35)	690	-	-	-	-	-	1

## Appendix 2: Dedicated Community Centres & Village Halls, South Gloucestershire

Ref No.	Name Of Venue	Address	Postcode	Owned by	Managed by
1	Almondsbury Old School Village Hall	Church Road, Almondsbury	BS32 4ED	Almondsbury Parish Council	Almondsbury Parish Council
2	Armstrong Hall Complex	Chapel Street, Thornbury	BS35 2BJ	Charitable Trust	Charity or Trust
3	Aust Village Hall	Main Road, Aust	BS35 4AZ	Aust village hall trust on behalf of the people of Aust	Voluntary Management Committee
4	Badminton Memorial Hall	Hayes Lane, Badminton	GL9 1DD	Yate Parochial Council	Yate Parochial Council
5	Baileys Court Community Centre	Baileys Court Road, Bradley Stoke	BS32 8BH	Bradley Stoke Town Council	Bradley Stoke Town Council
6	Brook Way Community Centre	Brook Way, Bradley Stoke	BS32 9DA	Bradley Stoke Town Council	Bradley Stoke Town Council
7	Cadbury Heath Hall	School Road, Cadbury Heath	BS30 8EN	Oldland Parish Council	Voluntary Management Committee
8	Casson Centre	Rodway Road, Patchway	BS34 5DQ	Patchway Town Council	Patchway Town Council
9	Charfield Memorial Hall	Wooton Road, Charfield	GL12 8SR		Voluntary Management Committee
10	Chipping Sodbury Town Hall	57-59 Broad Street, Chipping Sodbury	BS37 6AD	Chipping Sodbury Town Lands Charity	Chipping Sodbury Town Lands Charity
11	Coalpit Heath Village Hall	214 Badminton Road, Coalpit Heath	BS36 2QB	Coalpit Heath Village Hall Charity.	Voluntary Management Committee
12	Cold Ashton Parish Hall.	Cold Ashton, Chippenham	SN14 8JT	The Bristol Diocesan Board of Finance.	Voluntary Management Committee
13	Coniston Community Centre	Coniston Road, Patchway	BS34 5LP	Patchway Town Council (leased to Coniston Community Association)	Voluntary Management Committee
14	Cromhall Parish Hall	Talbots End, Cromhall, Wotton-Under-Edge	GL12 8AJ	Tortworth Estate Company	Voluntary Management Committee
15	Crossbow House Community Centre	58 School Road, Frampton Cotterell	BS36 2DA		
16	Dodington Parish Hall	Finch Road, Chipping Sodbury	BS37 6YZ	Dodington Parish Council	Dodington Parish Council
17	Downend Assembly Hall	Salisbury Road, Downend	BS16 6RA	Trustees.	
18	Downend Folk House	Lincombe Barn, Overndale Road, Downend	BS16 2RW	South Gloucestershire Council	Voluntary Management Committee

<b>Ref No.</b>	<b>Name Of Venue</b>	<b>Address</b>	<b>Postcode</b>	<b>Owned by</b>	<b>Managed by</b>
19	Doynton Village Hall	Toghill Lane, Doynton	BS30 5SY	Charitable Trust	Voluntary Management Committee
20	Dyrham & Hinton Village Hall	Dyrham Lane, Dyrham, Chippenham,	SN14 8HA	Community Hall Trust	Voluntary Management Committee
21	Easter Compton Village Hall	Main Road, Easter Compton,	BS35 5SJ	Almondsbury Parish Council.	Voluntary Management Committee
22	Elberton Village Hall	Elberton Road, Elberton, Olveston	BS35 4AB		
23	Emersons Green Village Hall	Emerson Way, Emersons Green	BS16 7AP	South Gloucestershire Council	Charity or Trust
24	Falfield Village Hall	Bristol Road, Falfield	GL12 8DE	The Diocese of Gloucester.	Voluntary Management Committee
25	Filton Folk Centre	Elm Park, Filton	BS34 7PS	Trustees (are a Charity)	Filton Community Association
26	Frenchay Village Hall	Beckspool Road, Frenchay	BS16 1NU	Bristol Diocese Trust.	Voluntary Management Committee: Frenchay Village Hall Charitable Trust
27	Hallen Village Hall	Moorhouse Lane, Hallen	BS10 7RU		
28	Hambrook Village Hall.	Hambrook Lane, Hambrook	BS16 1RT	Frenchay Church.	Voluntary Management Committee: Hambrook Village Hall Trust
29	Hanham Community Centre	High Street, Hanham	BS15 3EJ	Hanham Folk Centre.	Voluntary Management Committee
30	Hawkesbury Hospital Hall	High Street, Hawkesbury Upton, Badminton	GL9 1AU	Hawkesbury Upton Parish Council.	Voluntary Management Committee
31	Henfield Hall	Ram Hill, Coalpit Heath	BS36 2UF		
32	Hill Village Community Hall	Hill Road, Hill, Berkeley	GL13 9DX		
33	Horton and Little Sodbury Village Hall	Horton Hill, Horton	BS37 6QH		Voluntary Management Committee
34	Iron Acton Village Hall	High Street, Iron Acton	BS37 9UH		
35	Jubilee Centre	Savages Wood Road, Bradley Stoke	BS32 8HL	Bradley Stoke Town Council	Bradley Stoke Town Council
36	Jubilee Hall	Green Hill, Alveston	BS35 2QX	Parishioners of Alveston	Voluntary Management Committee

<b>Ref No.</b>	<b>Name Of Venue</b>	<b>Address</b>	<b>Postcode</b>	<b>Owned by</b>	<b>Managed by</b>
37	King George V Memorial Hall	Wotton Road, Rangeworthy	BS37 7LZ	The people of Rangeworthy	Voluntary Management Committee
38	Kingswood Community Association	Community Centre, High Street, Kingswood	BS15 4AB	Charity buildings	Voluntary Management Committee
39	Little Stoke Community Hall	Little Stoke Park, Little Stoke Lane, Little Stoke	BS34 6HR	Stoke Gifford Parish Council	Stoke Gifford Parish Council
40	Littleton Village Hall	Littleton-Upon-Severn, Thornbury	BS35 1NR		
41	Longwell Green Community Centre	Shellards Road, Longwell Green	BS30 9DU	Longwell Green, Memorial Hall and Playing Field Association	Voluntary Management Committee
42	Marshfield Community Centre	Hayfield, Marshfield	SN14 8RA		
43	North Common Community Centre	Millers Drive, North Common	BS30 8XX	Trustees/residents of North Common	Voluntary Management Committee
44	North Patchway Hall.	Gloucester Rd, Patchway	BS34 6ND	The people of North Patchway.	Voluntary Management Committee
45	Oldbury-on-Severn Memorial Hall	13 Camp Road, Oldbury-on-Severn	BS35 1PT	Trustees - charitable trust	Voluntary Management Committee
46	Olveston Parish Hall	Upper Tockington Road, Olveston	BS35 4DY		Voluntary Management Committee
47	Page Community Association	Page Road, Staple Hill	BS16 4NE	South Gloucestershire Council	Voluntary Management Committee, Charity or Trust
48	Park Centre	High St, Kingswood	BS15 4AR	South Gloucestershire Council	Voluntary Management Committee, Charity Or Trust
49	Patchway Community Centre	Rodway Road, Patchway	BS34 5PF	Patchway Community Association - leased from Patchway Town Council at a peppercorn rent.	Voluntary Management Committee, Charity Or Trust Registered Charity, Managed by a Board of Trustees
50	Pilning Village Hall	Cross Hands Road, Pilning	BS35 4JB	Pilning and Severn Beach Parish Council.	Voluntary Management Committee
51	Poole Court	Poole Court Drive, Yate	BS37 5PP	Yate Town Council	Yate Town Council



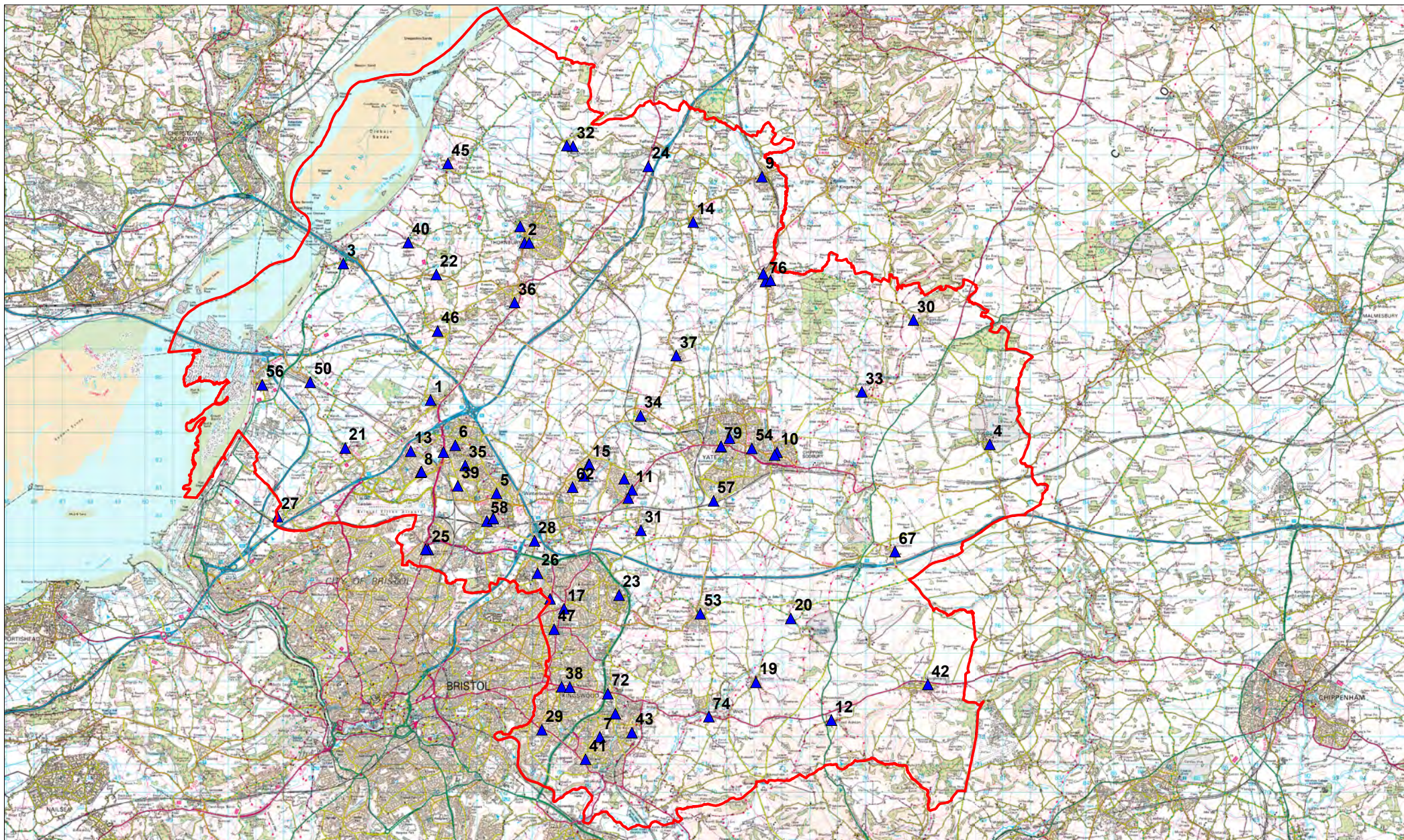
<b>Ref No.</b>	<b>Name Of Venue</b>	<b>Address</b>	<b>Postcode</b>	<b>Owned by</b>	<b>Managed by</b>
52	Poplar Rooms	North Road, Stoke Gifford	BS34 8PE	Stoke Gifford Trust	Voluntary Management Committee
53	Pucklechurch Community Centre	Abson Rd, Pucklechurch	BS16 9RH	Pucklechurch Parish Council	Voluntary Management Committee
54	Ridgewood Community Centre	244 Station Road, Yate	BS37 4AF	South Gloucestershire Council	
55	Rockhampton Village Hall	Church Road, Rockhampton, Nr. Berkeley	GL13 9DX	Rockhampton village hall is registered as a charity	Voluntary Management Committee
56	Severn Beach Village Hall	Alveston Lane, Severn Beach	BS35 4PY	The Children Of Severn Beach.	Voluntary Management Committee
57	Shire Way Community Centre	The Centre, Shire Way, Yate	BS37 8YS	Charity Trustees of Shireway Community Association.	Voluntary Management Committee, Privately Owned and Operated
58	St Michaels Old School Rooms	The Green, Stoke Gifford	BS34 8PD	Trustees of St Michaels Old School Rooms Trust.	Voluntary Management Committee
59	St Peters Hall.	School Rd, Frampton Cotterell	BS36 2DB	Frampton Cotterell and District Community Assoc.	Voluntary Management Committee
60	The Brokeridge Centre	Woodend Road, Frampton Cotterell	BS36 2LQ	Frampton Cotterell Parish Council	Frampton Cotterell Parish Council
61	The Chantry	52 Castle Street, Thornbury	BS35 1HB	Thornbury & District Community Association	Voluntary Management Committee
62	The Greenfield Centre	Park Avenue, Winterbourne	BS36 1NJ	Winterbourne Parish Council	Winterbourne Parish Council
63	The Manor Hall	Henfield Road, Coalpit Heath	BS36 2TG		
64	The Old Grammar School	High Street, Chipping Sodbury	BS37	Chipping Sodbury Town Lands Charity	Chipping Sodbury Town Lands Charity
65	The Pavilion, Filton	Elm Park, Filton	BS34 7PS	Filton Town Council	
67	Tormarton Parish Hall	High Street, Tormarton	GL9 1HU	Tormarton Parish Council	Voluntary Management Committee
68	Trust Hall	North Rd, Stoke Gifford	BS34 8PE	Stoke Gifford Trust.	Voluntary Management Committee
69	Turnberries Community Building	Bath Road, Thornbury	BS35 2BB	South Gloucestershire Council	Voluntary Management Committee:

<b>Ref No.</b>	<b>Name Of Venue</b>	<b>Address</b>	<b>Postcode</b>	<b>Owned by</b>	<b>Managed by</b>
					Thornbury Community Building Trust (TCBT)
70	Tytherington Village Hall	Itchington Road, Tytherington	GL12 8EU	Tytherington Parish Council	Voluntary Management Committee
71	Warmley Clock Tower	Tower Road North, Warmley	BS30 8XU	South Gloucestershire Council	Voluntary Management Committee
72	Warmley Community Centre	20 Deanery Road, Warmley	BS15 9JB	Owned by membership.	Voluntary Management Committee
73	Westerleigh Village Hall	Short Hill, Westerleigh	BS37	Held in trust by Westerleigh Parish Council.	Voluntary Management Committee
74	Wick Village Hall	Manor Road, Wick	BS30 5RG	Residents of the parish of Wick and Abson.	
75	Wickwar Community Centre	Honeybourne Way, Wickwar	GL12 8NH	South Gloucestershire Council	Parish /Town Council Managed
76	Wickwar Town Hall	High St, Wickwar	GL12 8NP	Wickwar Parish Council.	Voluntary Management Committee
77	Wickwar Village Hall	5 Station Road, Wickwar	GL12 8NB	Tortworth Estate	Voluntary Management Committee
78	Winterbourne And District Community Centre	Hoopers Farm, Watleys End Rd, Winterbourne	BS36 1QG	Winterbourne and District Community Association	Winterbourne and District Community Association.
79	Yate Community Centre	Station Road, Yate	BS37 4PQ	Yate Town Council	Voluntary Management Committee
80	Yate Parish Hall	Station Rd, Yate	BS37 4PQ	Yate Town Council	Yate Town Council

**Appendix 3: Dedicated Community Centres & Village Halls in South Gloucestershire**



# Distribution of Dedicated Community Centres



Copyright South Gloucestershire Council [2011]. All rights reserved  
This map is reproduced from Ordnance Survey with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings 100023410,[2011].



**SOUTH GLOUCESTERSHIRE CORE STRATEGY**

**INFRASTRUCTURE DELIVERY PLAN**

**EVIDENCE BASE**

**WASTE MANAGEMENT**

**(South Gloucestershire Council)**

**December 2011**

# Waste Management Infrastructure

## 1. Introduction

- 1.1. The shared vision for South Gloucestershire is set out in the Sustainable Communities Strategy and the Council Plan sets out how this vision will be delivered. Both of these have managing future development, promoting safer and stronger communities and modernising health and community care services as priorities.
- 1.2. The Local Development Framework will set out the spatial expression of these priorities and is key to the creation of sustainable communities that are well designed and planned, provide access to a full range of community facilities, formal and informal open spaces and which are well integrated with existing communities.
- 1.3. This paper sets out a basic assessment of requirements for future growth for municipal waste management infrastructure taking account of growth proposed in the South Gloucestershire Core Strategy Post Submission Version (Dec 2011). Any variation in the overall scale or location will clearly alter the requirements as will external factors, for example changes in the national waste strategy. The document also aims to set out the principles upon which the requirements are based.

## 2. Policy & Legislative Background

- 2.1 It is a statutory duty of a waste collection authority to arrange for the collection of household waste and the waste disposal authority to arrange for the disposal of the collected waste (Section 46 and Section 51 Environmental Protection Act 1990 part 2).
- 2.2 There is a raft of policy guidance that supports increased targets for improved waste management and reductions in the amount of waste going to landfill. These include:

PPS1: Delivering Sustainable Development (2005): Para 20 & 27(iv) require Development Plan policies to take account of 'the management of waste' and bring forward sufficient land, 'including for sustainable waste management'.

PPS1 Supplement: Planning & Climate Change (2007): Para 24 & 42 requires that Planning Authorities should take into account the capacity of existing and potential infrastructure, including for 'waste management' and should expect new development to 'provide for sustainable waste management'.

Waste Strategy for England (2007) DEFRA: Sets out the Governments plans and targets for reducing waste including a household waste recycling target of 50% by 2020.

## Government Review of Policy in England 2011

The aim of the review is to ensure waste policies and ways of delivering them are fit for purpose, meeting society's expectations. The government wants to move beyond a throwaway society towards a zero waste economy.

Southwest Regional Waste Strategy (2004) SWRA: Sets out in detail the regional approach to managing waste, in particular the diversion of biodegradable waste from landfill.

Southwest Regional Spatial Strategy (July 2008) SWRA: Identifies managing waste as one of the greatest challenges facing the region. It incorporates apportionments for Municipal and Commercial and Industrial wastes to 2020.

Joint Waste Strategy & Joint Waste Core Strategy Development Plan Document – (2009) West of England Partnership: The Council is working in partnership with other West of England authorities to procure treatment capacity for residual waste, having agreed a Joint Municipal Waste Management Strategy. In parallel, the West of England Partnership has adopted a Development Plan Document for Strategic Waste Facilities. Para 6.29 states that; '*Urban extensions may provide locational opportunities*', in reference to new household waste recycling centres.

The Council Plan 2008-2011: Priority 24 - Resource Use, Pollution and Waste, aims to "Cut consumption of resources, prevent pollution and waste and live within environmental limits". This is repeated in the Sustainable Community Strategy 2008.

South Gloucestershire's Local Area Agreement 2008-2011: National Indicator 192: Household Waste recycled and composted commits to a target of 50% by 2010/11 from a baseline of 40% in 2006/7, and NI 193: Municipal Waste land filled commits to a target of 46% in 2010/11 from a baseline of 56% in 2006/7.

### **3. The South Gloucestershire Local Waste Strategy 2008 – 2014**

- 3.1 The strategy was approved in May 2008 following public consultation. This is the key document in the delivery of Municipal Waste services in South Gloucestershire. It describes linkages with national and regional targets, the strategies as set out above in more detail and implications of the Landfill Allowance Trading Scheme (LATS). It also sets out current performance and programmes, future challenges and objectives. There is a general commitment to;

*"Produce and implement a waste strategy that will increase the amount of household waste that is recovered, and recycle or compost half of the total collected to reduce the amount of waste that goes to landfill".*

- 3.2 A number of options and targets are identified to meet the challenges. It includes a target for 50% of household waste to be recycled and composted in 2010/11. Specifically, it also indicates that the Stoke Gifford SORT IT facility is the smallest of our SORT IT Centres and struggles to meet the needs and expectations of the local community. Replacing it with an

enhanced facility\* to serve this area of high housing growth is the preferred solution.

3.3 Since the Local Waste Strategy was approved, there have been a number of changes in government policies some of which have a significant impact. These are:-

- Increases in landfill tax escalator which rises by £8/t, from the then ceiling of £48/t in 2010/11 to £72/t in 2013/14, and there are indications of this trend continuing beyond 2013/14.
- Cost of funding landfill tax increases is no longer provided to local authorities through the government finance settlement (Revenue Support Grant).

*Because of the above; reducing the quantity of waste sent to landfill is now the major driver, rather than the Landfill Allowances Trading Scheme (LATS), and*

- a shift in government policies towards reducing the carbon footprint, and promotion of renewable energy technologies such as anaerobic digestion (AD) and combined heat and power thermal treatment.

#### **4. Waste Management Infrastructure provision in South Gloucestershire**

- 4.1 Waste management services are high profile and provided to all residents in South Gloucestershire. They include kerbside collection of materials for recycling and residual waste, provision of wheeled bins and boxes for storage, bulky waste collections, operation of four SORT IT Centres and provision of a network of approximately 39 'bring banks'.
- 4.2 In the year April 2010 to March 2011 the service dealt with 124,000 tonnes of waste from 109,380 households, which for the purposes of this document gives a figure of 1.13 tonnes per household. Nationally household waste has reduced in recent years due to the effect of the financial recession.
- 4.3 The materials collected by the kerbside recycling service are glass bottles and jars, food and drink cans, empty aerosol cans, aluminium foil, clothes and textiles, shoes, car batteries, household batteries, engine oil and newspapers and magazines. The collection is made fortnightly coinciding with the green wheeled bin collection.
- 4.4 The green wheeled bin is collected fortnightly, alternating with the residual bin. The service accepts grass cuttings and garden trimmings, weeds, prunings, twigs and leaves, garden or house plants, rabbit, guinea pig and rodent bedding. There is seasonal variation in the amount collected with the amount peaking during the growing season, May to October.
- 4.5 Food waste is collected from the kerbside on a weekly basis and the same vehicle also collects plastic bottles and cardboard as an alternating service.
- 4.6 The bring banks are mainly bottle banks although some large sites also have banks for paper, textiles and tetrapak type cartons. Bring banks are used to service properties that might not fit in with the kerbside collection of recyclables, for example flats.

---

\* SORT IT centres – Civic Amenity Sites



- 4.7 These services are provided by SITA South Gloucestershire through a 25 year PFI contract. A dedicated waste management client unit monitors SITA and manages the contract. The unit is also responsible for reviewing and developing waste policies and strategies and working with SITA to implement changes.
- 4.8 To enable these services to operate there needs to be a robust supporting infrastructure of facilities with sufficient capacity to receive, store and transport all materials collected for recycling, treatment or disposal.
- 4.9 SITA currently operate the following waste infrastructure facilities through the PFI contract:-
- Two combined waste transfer stations and SORT IT Centres, one at Collett Way, Yate and one in Carsons Rd, Mangotsfield.
  - Two vehicle and staff depots, one in Dean Road, Yate and the other at Cowhorn Hill in Warmley. The Yate facility includes a vehicle workshop.
  - Two stand alone SORT IT Centres, one in Station Road, Stoke Gifford and one in Short Way, Thornbury.
  - One recycling depot in Collett Way, Yate (opposite the transfer station).
  - One Materials Recycling Facility for baling plastic bottles and cardboard in Collett Way, Yate
- 4.10 SITA operate a fleet of 65 vehicles of five different types to make the collections.
- 4.11 YATE: The existing combined Sort It Centre and Transfer Station serves a population of 48,000. It was built in 2002 with the old civic amenity site being converted into a depot for recyclable materials. The SORT IT Centre and Transfer Station is small with a total area including the transfer station of 6,100m<sup>2</sup>. The layout is split with the public access road running between the waste tipping and the recyclable tipping areas and there is very little space on site for queuing vehicles. Making space for any further waste segregation or to handle increased quantities is likely to be difficult. In the financial year April 2010 to March 2011 the Sort It Centre handled 8,249 tonnes and of that 64% was recycled or recovered, and the site as a whole handled 50,480 tonnes.
- 4.12 THORNBURY: The site was built in 2005 and it serves a population of 27,000 and has an area of 5,000m<sup>2</sup>. In the financial year April 2010 to March 2011 the site handled 4487 tonnes and of that 65% was recycled or recovered.
- 4.13 MANGOTSFIELD: Mangotsfield Sort It Centre represents our average sized site, combined with the transfer station it is 9,500m<sup>2</sup> and it serves a population of approx 98,000. Despite being built in 2003, the facility was not designed for the extended range of segregated waste streams now being dealt with. Initially green waste from the wheeled bin collects was taken directly to a composting facility and the recyclable material collected on the kerbside was stored and transferred from Cowhorn Hill Depot. Recent additions such as crates for waste electrical items and plastic bottle recycling banks have taken up space originally for traffic management with the effect of slowing the throughput of the site, i.e. fewer people can use this site in a given day. Both traffic and waste capacity are now thought to be near to the limits of the site in its current form and with the current opening times. In the financial year April 2010 to March 2011 the Sort It Centre site handled 16,387

tonnes and of that 53% was recycled or recovered. The site as a whole handled 59,855 tonnes.

- 4.14 **STOKE GIFFORD:** The population served by the Station Road civic amenity site in Stoke Gifford amounts to 65,000 people. It was built in 1981 before the housing development at Bradley Stoke. The site is small covering an area of 2,400m<sup>2</sup> and this limits the number of people that can use the site at anyone time to around ten. Because of the limited area available, high vehicles and those with trailers are required to use an alternative site. In the financial year April 2010 to March 2011 the site handled 7,283 tonnes and of that 61% was recycled or recovered. Well used sports facilities to the north and east and the low railway bridge to the south (that would need reconstruction), limit the opportunity to expand the site.
- 4.15 There are also currently four Community Composting sites; located in Thornbury, Patchway, Hawkesbury Upton and Yate. The ethos is one of small scale composting facilities run on a day-day basis by dedicated community groups. Both home and community composting help to illustrate the waste minimisation message. The scheme is managed by StreetCare who provide support to the community groups. Thornbury and Patchway have both suffered from flytipped green waste during an era of ineffective flytipping controls. New sites should ideally serve 2,000 properties and be 400m<sup>2</sup> in area with suitable controls to prevent flytipping. The Environment Agency generally require sites to be away from water courses and 250m from housing unless there are mitigation measures. In the past six years there have been two failed attempts to increase the regulation of these sites, this means that there remains a high risk of any community composting site being closed down through future regulation and as such it is unlikely that further sites will be developed.
- 4.16 SITA do not operate any disposal facilities within South Gloucestershire. New disposal, recycling and recovery facilities would improve the Councils performance under the proximity principle and these may be provided in the future through the West of England Partnership.

## **5. Strategic issues / Waste Planning Principles**

- 5.1 The quantity and the composition of waste that the population produces varies with the economic cycle and consumer trends however the long term trend has been that individuals create more waste over time. In addition waste increases in line with demographic and more specifically housing growth.
- 5.2 Additional housing will result in more waste being produced and needing to be handled. Increased quantities of recycling materials and residual waste will need to be collected directly from households. In addition there will be an increase in the amount of waste delivered to the SORT IT Centres. The capacity of the supporting infrastructure i.e. collection vehicles, transfer stations, and recycling depots needs to be capable of managing the volumes of household waste produced by the residents of South Gloucestershire.
- 5.3 Currently 109,380 households are served and approximately 124,000 tonne of waste is collected each year. Each household therefore produces 1.134 tonnes of waste per annum.

- 5.4 The Council is committed to minimising waste generation through awareness raising and promotional activities, delivered in partnership with SITA.
- 5.5 There is currently a trend for increased waste stream segregation in order to increase recovery and recycling rates. Increased segregation, splitting waste into a number of piles, requires more storage and more complex handling. The 50% recycling target is a significant increase on the 39.5% achieved in 2007 and its pursuit is creating pressure on existing facilities.
- 5.6 Overall storage capacity increases with greater number of waste streams above that needed for mixed waste. Economic loads for a HGV lorry are twenty tonnes, so in simple terms, for five waste streams a site would need storage capacity of 100 tonnes. Co-mingled recycling where all dry recyclables are collected and stored (mixed) prior to mechanical sorting is an alternative option, however gains made in the reduced area needed for storage are often lost in the greater area needed for sorting.
- 5.7 Access to each stockpile of material has an impact on the aspect ratio of the site footprint. One large stockpile only requires one access point, five stockpiles require five access points although these may overlap if the site can be designed as such from the start.
- 5.8 Well signed logical, ergonomic, layouts for SORT IT Centres are also educational and help to get the recycling and recovery message across to the site users and allow them to take part in the success of the site without any additional efforts.
- 5.9 Adequate traffic capacity for all forms of transport and sensible locations and opening hours to reduce overall journey miles and peak period congestion are important. Larger sites in particular can suffer from congestion around the access point effectively limiting the size of the catchment area.
- 5.10 Alternative ways of dealing with waste should not be excluded and it should not be presumed that past methods will provide the best service for the future. Kamikatsu village in Japan is part of a UN waste study and it does not have a waste collection but does have a Sort It centre collecting 34 different waste streams and is able to recycle 80% of its waste. This model requires a move away from fewer larger sites to more smaller local sites. Such an option is more suited to new build towns and smaller existing communities.

## **6. Spatial Requirements**

- 6.1 Additional housing will bring an increase in population and the additional population will produce more waste to be dealt with. Proposed growth of approximately 27,000 dwellings is expected to increase annual waste production in SG by 30,500 tonnes per annum. Legislation will continue to steer waste disposal away from landfill towards recycling and recovery and more attention will be given to the carbon footprint. This will make waste collection and handling more complex with a likely increase in land take footprint. All the existing sites are operating at or near to capacity with the exception of Thornbury. The most pressing need is for a new SORT IT Centre in the Bristol North Fringe to replace the inadequate Stoke Gifford site. This presents an opportunity to add a transfer station in combination, which would reduce the demands on the Yate and Mangotsfield Transfer Stations. In addition, remodelling of the Yate SORT IT & Transfer Station site would enhance capacity.

### Yate & Chipping Sodbury

- 6.2 The Core Strategy proposes an additional 3000 dwellings at North Yate some incremental infill development. This will generate an additional 3400 tonnes of waste per annum.
- 6.3 Additional collection vehicles will be required to serve the additional housing unless there is a change of method, a double shift system for example. These vehicles will require secure parking and vehicle servicing areas.
- 6.4 The recycling storage depot at Yate uses the infrastructure of the original civic amenity site and as such does not make the best use of the space available. The site has an area of 5,400m<sup>2</sup> although only the central 2,000m<sup>2</sup> can be used for handling and storing recyclables. The outer area is used for parking for the collection vehicles. Waste is divided into nine streams and the throughput is 18,672 tonnes per year (April 2010 to March 2011). Increases in waste arisings, population and the rate of recycling will overload this facility although the situation is complex. A rebuild on the existing footprint coupled with an increased rate of export may be enough to cope with demand.
- 6.5 The Yate Transfer station will generally benefit from an increase in recycling because in its current configuration it handles mostly residual waste. However the additional housing will overload the facility unless an equal quantity of waste can be delivered directly to a disposal point.

### North Fringe

- 6.6 The South Gloucestershire Local Plan allocated major sites at Charlton Hayes – 2200 dwellings, Cheswick Village – 750 dwellings and Harry Stoke – 1200 dwellings. Currently there is no capacity at the local Stoke Gifford site for these new households and the expected outcome is for increased queues at this site and outside along Station Road.
- 6.7 In addition to these sites the Core Strategy allocates 2000 dwellings on land East of Harry Stoke, 5700 dwellings at Cribbs / Patchway and rolls forward the SGLP allocation of 500 dwellings on Land East of Coldharbour Lane (LECHL). There will also be incremental infill development.
- 6.8 The Core Strategy allocations plus windfalls will contribute approximately 8,000 additional dwellings. As a consequence, the Stoke Gifford site will be overwhelmed. A replacement SORT IT centre is therefore required to meet forecast demand for the locality. This would provide an opportunity to include a transfer station to alleviate pressure on both Yate and Mangotsfield transfer stations.

### Thornbury

- 6.9 Thornbury SORT IT Centre at Short Way has significant extra capacity, easily able to accommodate a further 10,000 dwellings. The expected 500 additional houses will not present any issues.

## Mangotsfield

- 6.10 There is planning permission for approximately 2,400 dwellings at Emersons Green East. Significant additional incremental infilling is also expected over the Core Strategy plan period.
- 6.11 The existing SORT IT centre and transfer station operates at near capacity and using this site to provide a service to new properties in the North Fringe would add to capacity problems and be inefficient. A new transfer station in the North Fringe area would relieve pressure on this facility and allow the site to serve the new local population.

## Budgets and Funding

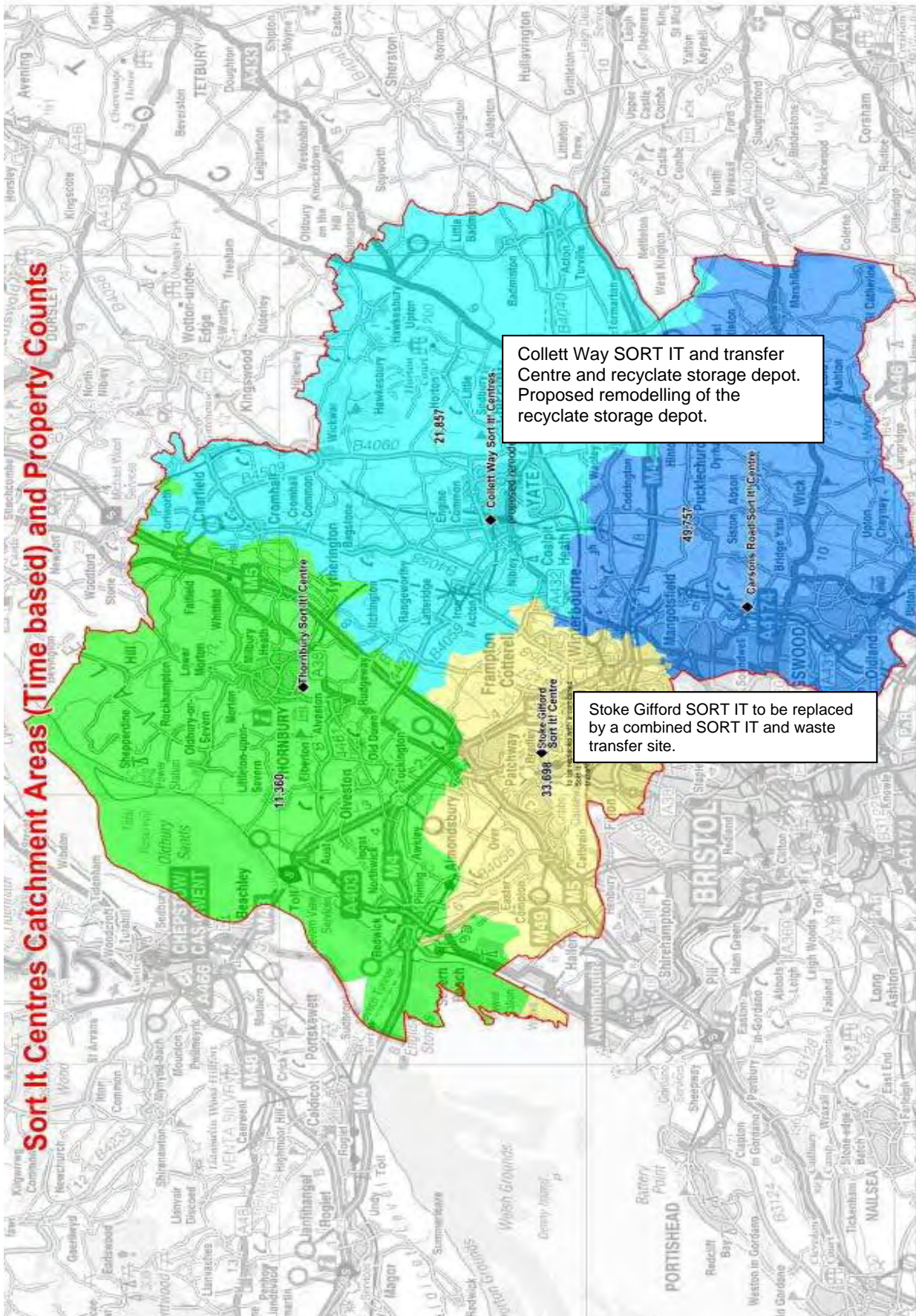
- 5.13 Appendix 1 lists a number of recent civic amenity (SORT IT) projects in the UK. It shows total build costs vary between £1.1 and £3.8 million with a typical price excluding land and machinery of £1.5 million. Appendix 2 lists typical site area requirements for SORT IT and Transfer Stations.
- 5.14 The design & construction cost of a new SORT IT Centre at 2011 prices (excluding land) is therefore estimated to be in the order of £2m. The cost of a new transfer station (which includes additional plant and covered sorting 'shed' plus vehicle parking) is estimated to be £3-3.5m (excluding land). The total cost is therefore estimated at approximately £5-5.5m. The cost of rebuilding the Yate recycling depot is estimated at £0.7 million, making a total predicted investment of approximately £6m.
- 5.15 The Council has £1.78 million identified within the Waste Management Client Unit budget for future infrastructure which is subject to continuing review. There is therefore a potential shortfall of £4.2 million. Other sources of funding will therefore need to be identified.
- 5.16 These estimated costs are subject to continual review. The Council is also currently carrying out a detailed audit of existing waste infrastructure. 2011 Census data will also be available in autumn 2012 which will assist demand estimates.

## **7. Conclusion**

- 7.1 The pressure for waste sorting and recycling facilities will increase as European and national legislation continues to seek to segregate waste for reuse, recycling or recovery and as populations grow as a consequence of planned growth. To meet planned growth it is proposed to replace the existing SORT IT centre at Stoke Gifford with a combined SORT IT centre and Transfer Station and secure refuse collection vehicle parking in the North Fringe. The location for this new facility should be centrally within the main population of the north fringe to maximise the efficiency of the operation and reduce the impact of transport. Access is required for public cars, collection vehicles and articulated export lorries. A link to the A38 on the east side of the Cribbs Patchway New Neighbourhood would provide the best solution.
- 7.2 This new site will reduce the demand at the Mangotsfield facility and allow for growth in the Bristol East Fringe. The cost of the facility is estimated to be £5-

5.5m excluding land. Council funding will contribute £1.78 million towards the cost of developing this facility. A rebuild of the Yate recycling facility is also proposed to accommodate growth in that locality. This is estimated to cost £0.7 million. The total funding shortfall is approximately £4.2 million. The disposal of the Stoke Gifford SORT IT may contribute some additional funding. However, there would remain a significant funding gap. The proposed development of a further 5700 dwellings plus commercial and industrial uses in the Cribbs Patchway area represents an opportunity to locate a SORT IT & transfer centre in these commercial areas. It would also be well located to serve the new neighbourhoods and surrounding population. The funding gap would require Community Infrastructure Levy and / or S106 funding as well as any further Capital grants etc from Central Government or other sources that may become available.





This is an INTERNAL DOCUMENT only. IT MUST NOT be given to Members of the Public. # copyright South Gloucestershire Council (2010). All rights reserved. This map is reproduced from Ordnance Survey with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings 100022410 (2010)

## References

1. South Gloucestershire Local Waste Strategy 2008 to 2105 - May 2008
2. Joint Residual Municipal Waste Management Strategy March 2008
3. West of England Partnership Preferred Options January 2009
4. Sort It Centre to service the Bradley stoke and Patchway area Feb 2008
5. Towards Zero Waste – ecotowns waste management worksheet



## Appendix 1

### **Assessment of civic amenity site construction costs in 2011**

*Information gathered through an internet search and through a question to members of the National Association of Waste Disposal Officers.*

Kingston Upon Hull £1.4 million  
Capacity 15,000 tonnes pa, split level, roof, 10 bays.

East Sussex £2 million with land  
Large with split level and 15 bins

Lincolnshire £1.8 million  
1.25 acres, serving 13,000 population. Split level with canopy.

Exeter (Pinbrook rd) £3.8 million  
Large site split level with canopy

Swanage £2.9 million  
Split level with canopy. 2,800 tonnes per year. 1 hectare with extensive screening.

Vale of Glamorgan, Barry Island. £1.1 million  
No details

North Yorkshire £1.3 million  
16 bays, split level. Land cost £450k

Suffolk County  
£600,000 for 2,800m<sup>2</sup> site with building.

## Appendix 2 - Preferred sizes of SORT IT & Transfer Station

### **SORT IT Centre**

Typical daily traffic flows for South Gloucestershire  
Sort It Centres in June 2011.

<b>Site</b>	<b>Daily traffic</b>
Mangotsfield	700
Stoke Gifford	No data
Thornbury	480
Yate	900

Traffic counted by automatic number plate recognition system, reported in Sort It Centre Traffic 2011 Q2, showed typically 50 vehicles per hour at Thornbury and 100 per hour at Mangotsfield and Yate. Measurements made in 2001 showed the average site visit at the now closed old Yate Sort It Centre took 4 minutes and 15 seconds. With no further infrastructure developments since 2004 there has not been any research since. A five minute visit time is used for outline design, so one stopping bay is considered able to serve 12 visitors per hour. Twelve parking bays for a site capacity of 144 visitors per hour require 180m<sup>2</sup> of area.

Waste storage capacity is now dominated by the number of segregated waste streams. There are currently 7 waste streams are; Residual waste, scrap metal, rigid plastics, garden waste, cardboard, tyres, soil and rubble and wood. Potential future waste streams are carpet and mattresses. Storage is normally in roll on off type skips which hold 30m<sup>3</sup>. The waste is often compacted using a wheeled excavator. Ten skips with space to access the bin for both the public and the service vehicle will require 800m<sup>2</sup> of area.

Recycling banks might be better integrated into the site design and take up less space. Waste streams are glass (three colours or mixed), cans, textiles, vegetable oil, engine oil, bric-a-brac and paper. The area at Thornbury Sort It Centre is 150m<sup>2</sup> which includes a parking bay.

Hazardous waste is kept separate and caged. Allow 20m<sup>2</sup>.

Site cabin and staff parking, allowing for three permanent staff and one visitor, an area of 100m<sup>2</sup> is required.

Access road allowing for a footway, at 8m wide and 200m is 1600m<sup>2</sup>.

***Total area, 2850m<sup>2</sup>***

### **Transfer Station and bulking yard**

Double weighbridge and cabin 330m<sup>2</sup>

HGV access, 2 x 25m by 18m; 900m<sup>2</sup>

Tipping area 400m<sup>2</sup>

Bulk storage (glass, cans, paper, plastic bottles, cardboard plus 3 future materials) for eight materials each 6m by 8m, total 400m<sup>2</sup>

Loading bay 400m<sup>2</sup>

Baling plant for compaction of wastes, 8m wide by 15m long; 120m<sup>2</sup>

Staff parking and fuel tanks, 100m<sup>2</sup>

***Total 2650m<sup>2</sup>***

**Vehicle parking**

The current waste collection vehicle fleet totals 65 vehicles providing a service to 109,380 homes. The addition of 27000 homes is an increase of 25% which could mean a further 16 vehicles are needed. Parking for 16 vehicles on the basis of 3m by 14m for each vehicle (allowing for access) requires 672m<sup>2</sup>.

Welfare facility for 40 staff, 120m<sup>2</sup>

Car parking for staff based on 20 cars, 2.5 by 5m; 250m<sup>2</sup>

***Total 1042m<sup>2</sup>***

**Combined SORT IT & Transfer Station total areas 6542m<sup>2</sup>**

**SOUTH GLOUCESTERSHIRE COUNCIL**  
**INFRASTRUCTURE DELIVERY PLAN**  
**EVIDENCE BASE**

**EXTRA CARE HOUSING**  
(South Gloucestershire Council)

**December 2011**

## Extra Care Housing

### 1. Introduction

- 1.1. The shared vision for South Gloucestershire is set out in the Sustainable Communities Strategy and the Council Plan sets out how this vision will be delivered. Both of these have managing future development, promoting safer and stronger communities and modernising health and community care services as priorities.
- 1.2. The Local Development Framework will set out the spatial expression of these priorities and is key to the creation of sustainable communities that are well designed and planned, provide access to a full range of community facilities, formal and informal open spaces and which are well integrated with existing communities.
- 1.3. This paper sets out an assessment of requirements for future growth for *Extra Care Housing*, taking account of growth proposed in the South Gloucestershire Core Strategy Proposed Changes Version (Dec 2010). Any variation in the overall scale or location of growth will clearly alter the requirements. The document also aims to set out the principles upon which the requirements are based.

### 2. Extra Care Housing

- 2.1 ExtraCare Housing should provide a home for as long as is possible which aims to prevent older people having to move to residential or nursing homes, should their level of support and care needs increase. It gives people the independence of living in their own self-contained flat within an environment that enables them to live lives that are as full and independent as they wish, whilst being able to readily access high quality support and care services on site.
- 2.2 ExtraCare housing schemes (may also incorporate a wide range of communal facilities including on site restaurant, laundry, health suite, hairdressing salon, IT suite etc, all of which can potentially be used as a resource for residents and older people in the wider community. It is South Gloucestershire Council's aim to create balanced communities of older people within the Extra Care housing schemes, making sure that each scheme remains flexible enough to serve older people with a range of personal, social, and care needs whilst maintaining inclusion within the wider community.
- 2.3 ExtraCare differs from sheltered accommodation in as much as that there is 24/7 flexible care and support available in addition to a menu of services to enhance independence and promote health and wellbeing.
- 2.4 There are currently three ExtraCare schemes (in Yate, Downend & Filton) operating in South Gloucestershire. See Appendix for further details.

### Policy Context

- 2.5 The following National Strategies provide the policy framework/justification to support the provision of ExtraCare housing:

PPS3: Housing (Nov 2006): - requires regional spatial strategies and local development frameworks to have particular regard to '*the accommodation of requirements of specific groups, in particular families with children, older and disabled people*' (para 21). This is also identified as one of the key factors to which local planning authorities must have regard in deciding planning applications (para 69).

Sustainable Planning for Housing in an Ageing population: A guide for regional-level strategies (Feb 2008) Dept for Communities and Local Government: states in the forward that '*the purpose...is to place social sustainability at the heart of sustainable planning*' and recognises the importance of cross-sectoral partnerships in order to integrate '*planning for housing, health, social care and community*'.

Independence and Opportunity: Our Strategy for Supporting People (June 2007) CLG: includes guidance for the provision of support to enable vulnerable people, including older people to live independently.

New Health and Social Care Structures – What are the Opportunities for housing (2007) Housing LIN: identifies the role of housing organisations in the provision of health and social care through creating sustainable neighbourhoods, providing and adapting more accessible homes and promoting independence etc.

Lifetime Homes in Lifetime Neighbourhoods Department for Communities & Local Government. February 2008 - sustainable and "future proofed" design for long term future. Economic and social sustainability by raising profile of choice for older people by providing better housing information joined up housing health and social care and improved specialised housing.

Social Care Green paper Department of Health. March 2005; Independence, Wellbeing & Choice – to provide services which are well planned and integrated, make most effective use of available resources, and meet the needs of a diverse community.

White paper Department of Health. January 2006 , Our health, Our care, Our say - provide a more personal service that is tailored to the specific health or social care needs of individuals and change the way these services are provided in communities and make them as flexible as possible.

Putting People first - transformation of Adult Social Care Department of Health. December 2007, – Ensuring older people, people with chronic conditions, disabled people and people with mental health problems have the best possible quality of life and the equality of independent living is a fundamental to a socially just society.

- 2.6 All these documents point to local authorities paying more regard to demographic trends and the housing requirements of older people and to providing greater choice, mirroring an increasingly diverse older population. Local Authorities such as South Gloucestershire, with social services responsibilities, and their housing partners, are therefore actively seeking to

enhance the housing care supply in their areas. This is contingent upon better domiciliary care for older people in their own homes, and the development of supported accommodation in the social and private housing sectors – such as ExtraCare.

#### Local Strategies

- 2.7 The following Local Strategies interpret National objectives to provide more flexible support for the elderly, particularly through the provision of ExtraCare housing:

**Joint Accommodation & Care Strategy (March 2006) Community Care & Housing and South Gloucestershire Primary Care Trust.** This is the key document that sets out the Council and PCT's strategy for the provision of ExtraCare housing to 2016. Its main aim objective is the development or facilitation of 15 ExtraCare schemes by 2016, and the promotion of ExtraCare as an alternative form of provision to residential care. It provides key baseline data and rationale for this target. An ExtraCare Partnership has been set up, consisting of RSL developers, housing society, charitable trust, PCT and senior service managers, has been established to deliver the target.

- 2.8 The Joint Accommodation & Care Strategy is set in the framework of the:

Council Plan 2008-11 - Priority 8 – Quality of Life – commits to reducing admissions to residential and nursing care homes by investing in services that support older people,

Sustainable Community Strategy (2008) Modernising Health & Community Care Services, (Pg 16)- Quality of Life - need to improve the quality of life by providing services for older people and vulnerable people to retain and maximise independence which will include an ExtraCare housing development, and

Local Area Agreement 2008-11, Modernising health and Community care services – National Indicator 141 – Number of vulnerable people achieving independent living.

SGC Primary Care Trust Strategic Framework (January 2008), Services for over 50's , Chapter 2 maximising independent living page 20 - ExtraCare is endorsed as a key priority when promoting and maximising independent living.

SGC Strategy for People over 50 - February 2008, Paragraph 8.6 Housing & Home. – this local strategy links national strategies, Our health..., Putting people First and national Service Framework and looks at ways to improve a range of services to ensure independence, choice and integration.

SGC Housing Strategy (2008/13) - identifies 15 schemes by 2016.

Community Care & Housing Strategic Framework (January 2008) Theme 6, Page 18 – promotion of independence, choice and quality. By ensuring services are available locally and individuals and communities engage effectively.

#### **Demand for ExtraCare**

- 2.9 Existing and future demand for ExtraCare services can be assessed from a number of sources. These include:

- Joint Accommodation and Care Strategy (*March 2006*).
- “Putting Older People First in the South West – A regional housing market assessment” (November 2008)
- Choice based lettings data.
- Community Care and Housing Home Care data.
- 2001 census.

### **Older people’s Social housing in South Gloucestershire**

Rent			Sale	All	Number of units per 1000		
LA	RSL	Both			Rent	Sale	All
0	1550	1550	296	1846	43.9	8.4	52.3

Data taken from ‘Putting Older First in the South West – Nov 2008’. Older people’s housing is defined as: a group of dwellings intended for older people and served by a resident warden/scheme manager with specific responsibility for the group.

2.10 An analysis of supply and demand carried out by South Gloucestershire Community Care & Housing Department and NHS South Gloucestershire in December 2005 by to inform the Joint Accommodation and Care Strategy for Older People showed that there was an unmet need for appropriate housing for older people. It showed that there were a number of areas in South Gloucestershire, particularly in new development areas, such as Bradley Stoke, lacking available units. In other areas sheltered schemes were experiencing high levels of voids due to the nature of the accommodation available. In final analysis the report stated: *“Overall it appears that there is demand from individuals to move into accommodation which will offer support if required and allow them to age in place.”*

2.11 In terms of future demand, projected population figures sourced and calculated using the national Projecting Older Peoples Population Information system (POPPI), show a substantial increase particularly in the over 85’s age group. (See below)

### **Projected Population Growth in South Gloucestershire**

65-84: 2008	65-84: 2025	% change	85+: 2008	85+:2025	% change
36300	51100	41%	4800	8700	81%

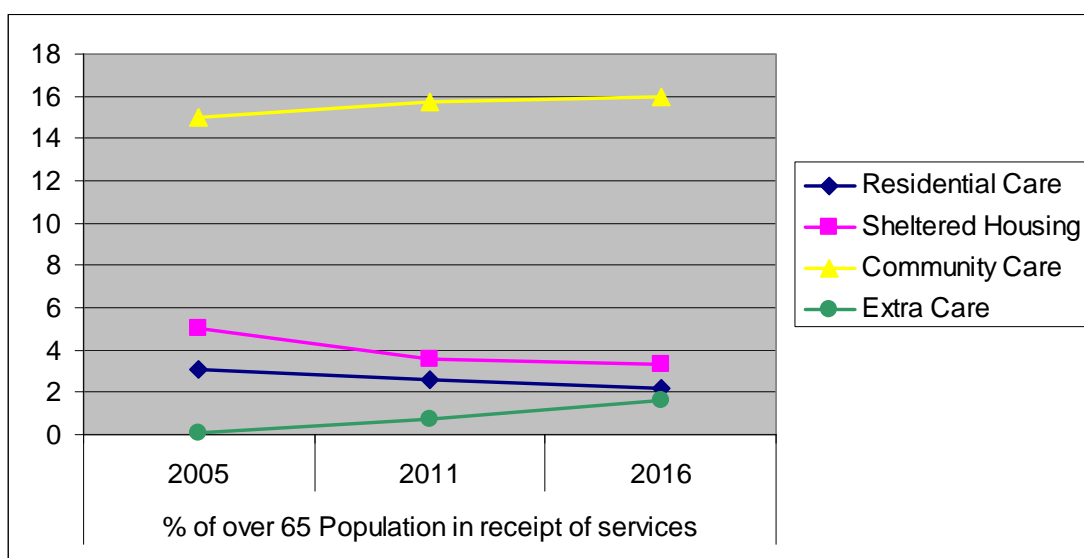
*\*These figures do not take into account future proposed housing growth as set out in the SWRSS.*

2.12 From extrapolating on previous findings it seems evident that demand will grow. A report entitled *“Understanding the demand for ExtraCare Housing”* by Trimmer CS Housing Consultancy for the Department of Health concluded that actual demand was directly linked to public understanding of the service as well as the availability of sites. (Simply put, demand for Extra Care accommodation will grow rapidly as people become aware of it as a housing option. This will not happen until there are, in any given area a number of schemes on the ground).The report therefore concluded that Local Authorities have a significant role in the development of the market.

2.13 Hence, as a consequence of the Council’s Extra Care Programme (see below) and a service planning point of view in South Gloucestershire, Care in the Community and Extra-Care is projected to rise with subsequent reductions in the percentage of the over 65 population accommodated in Residential Care and Sheltered Housing (see graph below) over the period to 2016.



## Projected Changes in Supply of Older Peoples Care and Accommodation



*Figures have been based on 2003 ONS population and POPPI projections for South Gloucestershire.*

### How much ExtraCare Housing does South Gloucestershire need?

2.14 Currently 160 older people in South Gloucestershire are living in Extra Care Accommodation. This compares with an average of 175 over nine unitary authorities in the South West. The Council and its partners are therefore planning to develop an additional 440 units of mixed tenure accommodation by 2016. (see appendix A for progress). These will accommodate three levels of need: high, medium and low (usually split into 3rds). These are determined by the number of care and support hours required to meet an individual's need. For example low level need is defined as requiring between one and five hours per week.

2.15 The total number of units required has been based on;

- Replacing 30% of admissions who would have previously been in residential accommodation,
- Accommodating people currently inappropriately placed in sheltered accommodation (Extra Care could re-provide for people occupying 90 units of sheltered stock), and
- Accommodating older people in South Gloucestershire with low care and support needs who are looking to move to more appropriate accommodation (downsizing).

2.16 It is envisaged that this provision will be a mixture of full and shared ownership and rented properties. It is possible that at least 4 of these schemes can be provided by undertaking a remodelling of existing sheltered housing stock. A number of these schemes could also be provided by the private sector; however these would have to include a proportion of affordable homes (*Page 34 of Joint Accommodation & Care Strategy for Older People in South Gloucestershire*).

### **3. Scheme Design Standards**

3.1 The principal aim and object of ExtraCare design is to enable older people to remain independent for as long as they wish to be. When considering a potential site the following must be considered to ensure suitability:

1. Current accommodation provision and the role of existing sheltered housing for future delivery.
2. The future demand for an ExtraCare service.
3. The existing community support service provision.
4. Location and accessibility to public transport and services, retail and medical services.
5. Construction and building standards will meet:
  - Area needs to be 1.5 - 2 acres/or 1 hectare. A sustainable scheme will consist of 40 to 50 units of accommodation with a range of communal areas including a restaurant and kitchen. Sites also require sufficient landscaped / recreation areas as well as adequate parking and vehicle turning areas.
  - Level access.
  - Housing Corporation Design & Quality Standards (April 2007) incorporating sustainable construction Code level 3,
  - Housing Design principals for ExtraCare (February 2008) PRP Architects for the Department of Health.
  - Lifetime Home Standards and secure by design principals.

In terms of space and standards guidelines, these are available in the [South Gloucestershire Design Brief for ExtraCare Housing \(March 2008\)](#).

### **4. The Extra Care Programme**

- 4.1 The Joint Accommodation & Care Strategy examines the current provision of accommodation and identifies the need to develop 15 ExtraCare schemes, (private and public sector) to ensure that existing demand for alternative accommodation is met. To help meet this target a partnership consisting of 6 panel members known as the Housing Delivery Panel has been set up. The Panel is part of the West of England Delivery Panel with specific expertise in the development and management of extra care housing.
- 4.2 The partnership ensures potential developments are suitable in terms meeting strategic need, location and availability of services in addition to South Gloucestershire minimum design principals being maintained.

- 4.4 In order to facilitate the programme South Gloucestershire Council has to date identified £10m from the unearmarked capital programme for 2008-13.
- 4.5 A number of potential sites are currently in differing stages of development from early feasibility to planning. Sites include land owned by South Gloucestershire council, private sector large scale development areas and housing association sites with potential for remodelling existing schemes. These are set out in Appendix 1.
- 4.6 Two sites have recently been completed and a third is currently under construction, due for completion at the end of 2011. The sites were identified from council owned land that was surplus to requirement. A mixed capital funding arrangement has been put in place including bid submissions to the Housing and Communities Agency.

## **5. Providing Extra Care beyond 2016**

- 5.1 Current figures show people over the age of 65 account for approximately 15% of the population in South Gloucestershire and projections not taking into account proposed housing growth, show a 41% increase in people aged between 65 and 84 to 2025.
- 5.2 Currently the majority of older people live around the fringe of Bristol, Kingswood, Downend and Filton areas. Correspondingly appropriate accommodation services such as the ExtraCare programme are being targeted in these areas.
- 5.3 Hence, as the number of older people increases, the Council's Extra Care programme develops and awareness of the model increases as a housing option, so it is considered that demand will substantially increase. It is considered therefore that private providers are likely to enter the market on a commercial basis. Policy CS20 of the Draft Core Strategy therefore guides privately promoted schemes towards appropriate locations.
- 5.4 The Core Strategy (Dec 2011 inc. Post Submission Changes) proposes an additional 26,400 dwellings to 2027. Based on 2.31 persons per dwelling (2006 ONS mid-yr population estimates produced for the West of England UAs by the GLA), the assumption is that there will be a new population of approximately 60,000 people. 15-20% of these people will be over 65.
- 5.5 The position with regard major sites is shown below:
  - SGLP site 9 - Cheswick Village (750 dwellings) – Consented. No Extra Care housing is currently agreed as part of the S106 or proposed.
  - SGLP site 13 – Harry Stoke (1200 dwellings) – Consented. No Extra Care housing is currently agreed as part of the S106 or proposed.
  - SGLP site 4 – Charlton Hayes (2200 dwellings) – An Extra Care scheme is proposed as part of the S106.
  - SGLP site 5 – Emersons Green East (2390 dwellings) – An Extra Care scheme is proposed as part of the S106.
- 5.6 This leaves a number of proposed new neighbourhoods plus unidentified windfall sites that could potentially contribute towards the provision of new Extra Care accommodation, possibly via S106 or CIL funding.

- 5.7 Discussions with existing providers indicate that Extra Care schemes must be a minimum size of about 30 to 40 units to be viable given the 24 hour on site care and support services they provide. Since the majority of windfall sites fall below this figure in total, requiring a percentage of dwellings to be Extra Care on such sites would be impractical. Therefore, only major strategic sites are likely to be able to accommodate a requirement for Extra Care provision onsite.
- 5.8 With regard major sites estimating the influx of older people cannot accurately be determined. An assumption would be that older people would be less likely to relocate for employment/economic reasons and more likely to join families or take advantage of health, leisure or other related services. However as the population grows older and more frail there will be a corresponding need to deliver increased preventative and response services, including Extra Care in these new neighbourhoods.
- 5.9 Given that it is demonstrable that demand for older peoples accommodation will rise, policy and legislation provides a strong basis for its inclusion in the Local Development Framework and other plans and strategies of the Council, 5.8 above and the minimum 'viable' size for Extra Care schemes, it is therefore proposed to require Extra Care is delivered as part of identified Strategic sites in the Core Strategy, but not require a certain percentage of dwellings to be Extra Care, simply that an Extra Care scheme is delivered with a percentage of affordable Extra Care. Core Strategy Policy CS20 therefore identifies three strategic sites (East of Harry Stoke, North of Yate and Cribbs / Patchway new neighbourhoods) where Extra Care Schemes will be required.
- 5.10 Finally, practice continues to vary regarding the Use Class designation of Continuing Care Retirement Communities such as the ExtraCare model (C2, C3 or sui generis), because of the differing character, size and balance of facilities provided on different schemes and the complications of defining an overall *planning unit*. The RTPI Good Practice Note 8 *ExtraCare Housing: Development Planning, Control and Management*, prepared in collaboration with the Department of Health (Oct 2007), is helpful in highlighting the fundamental importance of the 'care' element being via a Commission for Social Care Inspection (CSCI) registered domiciliary care operator/scheme. It goes on to state that *'this should clarify whether the development is regarded as a residential institution (C2) or group of ordinary dwellings (C3)...which may determine whether an affordable housing contribution is sought by the planning authority, especially where the developer is a private sector provider of extra care housing for rent or sale.'* South Gloucestershire Council currently views ExtraCare as falling in class C3. The Council however wishes to promote the development of stand-alone privately led market schemes in the District. It is therefore sympathetic to the viability and management issues that may arise as a consequence of requiring mixed tenure schemes. As such it is open to discuss this requirement in the short to medium term.

## APPENDIX 1 - Current Position of Extra Care Programme

<b>Site</b>	<b>Development Target date</b>
<b><u>Cambrian Drive, Yate</u></b>	Completed Jan 2011
<b><u>Beaufort Road, Downend</u></b>	Completed Feb 2011
<b><u>Fiveways, Kingswood</u></b>	Completed Jan 2012
<b><u>Remodelling at Filton</u></b>	Completed may 2012
<b><u>Thornbury</u></b>	Development timescale forecast for 2015/16
<b><u>Frenchay</u></b>	Feasibility ongoing
<b><u>Rural site</u></b>	Not established

Nov 2012

**SOUTH GLOUCESTERSHIRE CORE STRATEGY**

**INFRASTRUCTURE DELIVERY PLAN**

**EVIDENCE BASE**

**Public Open Space, Outdoor  
Sport and Recreation - Provision  
and Maintenance**

**December 2011**

## Introduction

The Council requires a range of public open space, sport and recreation facilities to be provided in line with policy to support new developments. Provision should accord with the recommendations set out in the open space audit. All costs are 2010/11 figures subject to annual inflationary uplifts.

## Open Space Audit – Summary of Provision Standards

The Core Strategy requires a range of green infrastructure/open space to be delivered in order to create sustainable communities, in accordance with PPS1 and PPG17. The Council has undertaken an assessment of existing accessible sites and through a comprehensive consultation process, a review of national standards and local comparables has established local standards of provision, as advocated by PPG17.

Full details on the standards can be found within the Open Space Audit, [www.southglos.gov.uk/corestrategyevidence](http://www.southglos.gov.uk/corestrategyevidence) . Table 1 provides a summary of the quantity provision standards.

**Table 1. Open Space Quantitative Provision Standards:**

<b>Category of Open Space</b>	<b>Requirement</b> - Minimum figures, hectares/1,000 population
Informal recreational open space	1.4
Natural and Semi-Natural green space	1.5
Outdoor Sports facilities	1.6
Provision for Children and Young People	0.25  (this may be located within the informal recreational open space)
Allotments	0.2
<b>Total:</b>	<b>4.7</b>  (On the basis that provision for children and young people can be located within the informal recreational open space).

In all instances the open spaces to be provided in connection with new developments will be in addition to the requirements arising from other policy objectives e.g. surface water infrastructure, retention of nature conservation sites (other than natural and semi-natural green space, where nature conservation is included).

Further details on applications of the standards, including the requirement to address qualitative and accessibility consideration will be set out in the Green Infrastructure Supplementary Planning Document.

## Capital Cost of Provision:

Average capital costs for the provision of the different types of open space are detailed in table 2 below; these exclude the cost of any land purchase that may be required:

**Table 2. Average capital costs per square metre of the different types of open space provision:**

Type of open space	Outdoor Sports facilities	Provision for Children and Young People	Natural and Semi Natural Green Space	Informal Recreation Open Space	Allotments
Average capital cost per square metre	£44.77	£150.00	£12.47	£22.51	£8.21

The detailed breakdown of these average costs can be found in Appendix 1. The costs reflect the type of spaces and facilities that the Council would expect to see delivered and are based on examples that have been adopted from other new developments, which have taken place within South Gloucestershire.

These capital costs are based on a range of industry costs for the provision of open space facilities, and the maintenance costs are routinely tested through APSE (Association for Public Sector Excellence). They are therefore considered reasonable and fully justified in order to ensure standards match the expectations of South Gloucestershire's population.

## Maintenance Cost:

Where additional open space has been provided as a result of development or existing provision enhanced to cater for the increased demand arising from development the developer will be required to pay a contribution towards fifteen years of future maintenance.

The average costs of maintaining the different types of open space provision expected in line with policy requirements are detailed in table 3 below. The detailed breakdown of these average costs can be found in Appendix 2. The use of average maintenance costs based on typical landscapes has limitations; as such they would need to be adjusted to take account of more unique designs and features. Upon this basis the figures set out can be used as a guide. The costs reflect the type of spaces and facilities that South Gloucestershire Council would expect to see delivered. The costs reflect the type of open spaces and associated facilities that the Council has been adopting from new developments over the last fifteen years. These figures do not include features such as surface water infrastructure, toilets, teen shelters,



bandstands and other features which can be included in conjunction with open space provision. The maintenance cost of such features/provision will need to be assessed separately.

The detailed tables in Appendix 2 are not intended to influence the type of design that may be achieved on any given location; they must be developed to reflect site specific consideration and informed through the planning process. The design assessment for formal and informal provision needs to be made on a site by site basis and in accordance with the adopted standards and national policy requirements.

**Table 3. Average maintenance costs to maintain the different types of open space provision:**

Type of open space	Outdoor Sports facilities	Provision for Children and Young People	Natural and Semi Natural Green Space	Informal Recreation Open Space	Allotments
Average Maintenance Cost per square metre for 15 years	£13.50	£157.35	£22.50	£39.00	£8.85

The costs in tables 2 and 3 (and their supporting justification in Appendix 1 and 2) are subject to annual inflationary uplifts using GM '87, published by the BCIS. The annual uplift to the 2011/2012 figures will be applied as soon the latest index figures are published.

Full details of the capital and maintenance costs can be found in Appendix 1 and 2.

## **Future Growth Locations – Open Space, Outdoor Sport and Recreation Provision Requirements**

A detailed break down of the requirements arising from the new neighbourhoods is set out in Appendix 3, it details the quantum of each open space typology and the maintenance costs associated with such provision.

These figures are indicative, as highlighted above in this paper, until site specific details have been discussed and agreed through the planning applications process.

In summary the following provisions will be required, if full provision of each typology is proven to be required at the time the planning application is considered.

<b>Location</b>	<b>Total Spatial Requirement (sqm)</b>	<b>Maintenance Cost</b>
East of Harry Stoke New Neighbourhood	217,140	£6,512,924
North Yate New Neighbourhood	325,710	£9,797,385
Cribbs / Patchway New Neighbourhood	189,997	£5,698,808
Thornbury Housing Opportunity Area	54,285	£1,628,230

## Appendix 1: Details of Capital Costs

### Capital cost calculator 2010/2011 prices

INFORMAL RECREATION SPACE				INFORMAL RECREATION SPACE	
Feature	Unit Measure	Area/ Unit	Cost		
Cleaning virgin ground	sq.m.	10,000	£4,500.00	Total capital cost	£225,100.00
Pathways and paving	sq.m.	800	£40,000.00	Informal Recreation Space Approx. Area	10,000.00
Soil amelioration - shrub and rose beds	sq.m.	1,560	£12,500.00	<b>Average cost per sq.m.</b>	<b>£22.51</b>
Shrubs	sq.m.	1,300	£29,000.00		
Roses/perennials	sq.m.	260	£7,800.00		
Amenity grass - topsoil and turf	sq.m.	4,400	£43,000.00		
Hedging Lm	l.m.	400	£3,200.00		
Post and rail fencing	l.m.	150	£3,600.00		
Floral bedding - spring	sq.m.	100	£3,000.00		
Floral bedding - summer	sq.m.	100	£3,000.00		
Pond/s	sq.m.	340	£8,500.00		
Natural play features	sq.m.	2,400	£45,000.00		
Trees - 30 - 35cm.g.	per tree	15	£15,000.00		
Trees - 12 - 14cm.g.	per tree	12	£3,000.00		
Seating/timber features	per bench	4	£1,200.00		
Provision and installation of litter bins	per bin	2	£800.00		
Provision and installation of dog bin	per bin	1	£200.00		
Interpretation/information boards	per sign	1	£1,800.00		

### NATURAL AND SEMI NATURAL GREEN SPACE

Feature	Unit Measure	Area/ Unit	Cost
Whips and seedling trees (sq.m.)	sq.m.	2,000	£5,600.00
Hedges (Lm)	l.m.	800	£6,400.00
Wildflower grass meadow - spring/summer	sq.m.	4,800	£3,500.00
Footpath (sq.m.)	sq.m.	800	£30,000.00
Grilles/headwalls	per grille	2	£600.00
Create ditches/streams/ponds - 1metre deep	sq.m.	200	£12,000.00
Trees (if none on site) 20-25cm.g., incl. aftercare	per tree	28	£21,000.00
Planting area - soil amelioration	sq.m.	5,200	£6,500.00
Strip topsoil and cart to tip, to achieve low fertility (720cu.m.)	cu.m.	4,800	£34,300.00
Trees in grass meadow 12-14cm.g.	per tree	12	£3,000.00
Provision and Installation of Litter Bin	per bin	1	£400.00
Provision and Installation of Dog Bin	per bin	1	£200.00
Access signage	per sign	1	£1,000.00
Bat box 4no. @ £20 incl. installation	per box	4	£80.00
Bird box at £20 incl. installation	per box	8	£160.00

### NATURAL AND SEMI NATURAL GREEN SPACE

Total capital cost	£124,740.00
Natural and Semi Natural Green Space Approx. Area	10,000.00
<b>Average cost per sq.m.</b>	<b>£12.47</b>

OUTDOOR SPORTS FACILITIES (PITCHES)				(PITCHES)	
Feature	Unit Measure	Area/ Unit	Cost		
Pitches (total area 24,000sq.m.)				Sub total capital cost	£908,400.00
Grass pitches x 2 (incl. primary and secondary drainage system)	sqm	12,800	£164,800.00	Plus 5% Contingency	£45,420.00
Pavilion (4 teams)	sqm	1	£550,000.00	Total Capital Cost	£953,820.00
Pitch seasonal adjustment area (at 50%)	sqm	6,400	£82,000.00	Pitches Approx. Area	24,000.00
Cricket wickets and bowling run	sqm	2,200	£33,000.00	<b>Annual cost per sq.m.</b>	<b>£39.74</b>
Car park/access/roads (cost included in other calcs)	sqm	1,000			
Natural/semi-natural landscape improvement	sqm	1,600	£20,000.00		
Technical assessment & drainage feasibility study	operation		£25,000.00		
Water attenuation/SUDs area			£32,000.00		
Access signage	per sign	1	£1,000.00		
Provision and installation of dog bin	per bin	1	£200.00		
Provision and installation of litter bin	per bin	1	£400.00		

OUTDOOR SPORTS FACILITIES (COURTS AND GREENS)				(COURTS AND GREENS)	
Feature	Unit Measure	Area/ Unit	Cost		
MUGA	sqm	685	£80,000.00	Sub total capital cost	£593,000.00
Outdoor tennis	sqm	1,340	£130,000.00	Plus 5% Contingency	£29,650.00
Club grade sports track	sqm	5,500	£194,500.00	Total Capital Cost	£622,650.00
Boules	sqm	100	£2,500.00	Courts and Greens Approx. Area	10,406.00
Croquet	sqm	1,100	£17,900.00	<b>Annual cost per sq.m.</b>	<b>£59.84</b>
Bowls	sqm	1,681	£167,100.00		
Access signage	per sign	1	£1,000.00		

OUTDOOR SPORTS FACILITIES (AVERAGE COST PER SQUARE METRE)				OUTDOOR SPORTS FACILITIES AVERAGE	
Feature	cost per sqm	Area sq.m.	Total Cost		
Pitches	£39.74	12.00	£476.91	Total capital cost pitches	£716.25
Courts and greens	£59.84	4.00	£239.34	Total area	16
				<b>Average Cost per Sq.m.</b>	<b>£44.77</b>

**PROVISION FOR CHILDREN AND YOUNG PEOPLE**

Feature	Unit Measure	Area/ Unit	Cost
Local Equipped Area of Play (LEAP)		400	
Minimum 5no. items of play (swinging, rotating, climbing, sliding, rocking)	sq.m.		£30,000.00
Safer surfacing	sq.m.		£15,000.00
Fencing incl. gates	sq.m.		£8,000.00
Signage	per sign	1	£200.00
Benches	per bench	2	£600.00
Provision and installation of litter bins	per bin	2	£800.00
Access pathways	sq.m.		£2,600.00
Grass area ("free space")	sq.m.		£2,800.00

**PROVISION FOR CHILDREN AND YOUNG PEOPLE**

Total capital cost	£60,000.00
Children's Play Approx. Area	400
<b>Average cost per sq.m.</b>	<b>£150.00</b>

**ALLOTMENTS**

Feature	Unit Measure	Area/ Unit	Cost
Site of 10no. 125sq.m. allotments, plus parking		1,530	
Palisade fencing 1.8m ht.	l.m.	78	£4,700.00
Fencing hedge sides 1.2m ht steel frame, chespale	l.m.	78	£2,150.00
Standpipe/trough		1	£1,470.00
Rotavation/power harrowing of plots	sq.m.	1,250	£880.00
Weed control and preparation of pathways and seeding	sq.m.	110	£220.00
Stonedust/hardstanding	sq.m.	170	£2,000.00
Prepare and plant hedging north and east sides Lm	l.m.	80	£640.00
Bench	per bench	1	£300.00
Allotment sign	per sign	1	£200.00

**ALLOTMENTS**

Total capital cost	£12,560.00
Allotments Approx. Area	1,530.00
<b>Average cost per sq.m.</b>	<b>£8.21</b>

## Appendix 2: Details of Maintenance Costs

Maintenance cost calculator 2010/2011 prices, excl. attenuation, culverts, noise bunds, toilets, teen shelters, band stands etc

INFORMAL RECREATION SPACE (Parks amenity green space and green corridors) (based on 2,500sq.m.)					
Resource	Task Description	Unit Measure	Area/ Unit	Unit Cost per Annum	Total Cost per Annum
Pathways/paving	Sweep	sq.m.	200	£0.12	£24.00
Shrubs	Prune, hoe and weed	sq.m.	325	£1.90	£617.50
Roses/Perennials	Prune, cut, weed, deadhead, split, replant	sq.m.	65	£6.03	£391.95
Grass	Amenity cut	sq.m.	1,100	£0.22	£242.00
Hedging - 1.5m wide	1.5 high two sides and top	l.m.	100	£2.33	£233.00
Floral bedding	prepare supply and plant spring bedding	sq m.	25	£17.88	£447.00
Floral bedding	prepare supply and plant summer bedding	sq.m.	25	£20.87	£521.75
Ponds	maintenance of vegetation inlets/outlets and de-silting	sq.m.	85	£13.09	£1,112.65
Natural play areas	Inspection of and maintenance of feature	sq.m.	600	£1.27	£762.00
Trees - mature	Arboricultural maintenance (existing trees)	per tree	5	£74.67	£373.35
Trees - young	Semi-mature - formative pruning	per tree	3	£14.78	£44.34
Seating/Timber features	Clean/paint or preservative once every 4 years	1	0.25	£130.72	£32.68
Litter bins	Empty and dispose	per bin	1	£189.81	£189.81
Dog faeces bin	Empty and dispose	per bin	0	£207.77	£0.00
Signage/Interpretation	Check fixings and clean every 6 months	per sign	2	£65.87	£131.74

INFORMAL RECREATION SPACE	
Approx. Area sq.m.	2,500.00
Total yearly maintenance cost	£5,123.77
Annual cost per sqm.	£2.05
10% to cover contingency and vandalism	£0.20
15% to cover Admin	£0.34
Total per sq.m.	£2.59
Total x 15 years Per Square Metre	<b>£38.89</b>

**NATURAL AND SEMI NATURAL GREEN SPACE (based on 2,500sq.m.)**

Resource	Task Description	Unit Measure	Area/ Unit	Cost	Total Cost per Annum
Woodland	Semi-mature woodland	sq.m.	250	£0.37	£92.50
Woodland	Tree whips and scrub	sq.m.	500	£0.68	£340.00
Hedges	1.5m - 3m High 2sides + Top	Lm	200	£2.33	£466.00
Grass S. Meadow	Conservation Cut Summer Meadow	sq.m.	1200	£0.39	£468.00
Hard/Dust Surface	Sweep	sq.m.	200	£0.12	£24.00
Ditches & streams	Maintenance of grills 6 visits	6	2	£22.10	£265.20
Ditches & streams	Litter collect/disposal & annual vegetation cut back	L.m.	150	£3.29	£494.05
Trees - mature	Arboricultural maintenance (existing trees)	per tree	7	£74.67	£522.69
Signage/interpretation	Check fixings and clean every 6 months	per sign	2	£65.87	£131.74
Trees - young	Semi-mature - formative pruning	per tree	3	£14.78	£44.34
Dog faeces bin	Empty and dispose	per bin	0.25	£207.77	£51.94
Litter bin	Empty and dispose	per bin	0.25	£189.81	£47.45

**NATURAL AND SEMI NATURAL GREEN SPACE**

Approx. Area sq.m.	2,500.00
Total yearly maintenance cost	£2,947.92
Annual cost per sq.m.	£1.18
10% to cover contingency and vandalism	£0.12
15% to cover Admin	£0.19
Total per sq.m.	£1.49
Total x 15 years Per Square Metre	<b>£22.37</b>



**OUTDOOR SPORTS FACILITIES (Pitches, Courts and Greens) (Based on 19,176sq.m.)**

Resource	Task Description	Unit Measure	Area/ Unit	Cost	Total Cost per Annum
Sports	Winter maintenance - 5-a-side Soccer (grass)	sq.m.	1,008	£0.38	£383.04
Sports	Winter maintenance - football pitch (grass)	sq.m.	10,800	£0.10	£1,080.00
Sports	Summer maintenance - bowling greens	sq.m.	1,406	£4.37	£6,144.22
Sports	Summer maintenance - cricket square	sq.m.	74.44	£36.64	£2,727.48
Sports	Summer maintenance - tennis courts (hard surface)	sq.m.	260.75	£1.06	£276.40
Sports	Summer maintenance - Athletics track	sq.m.	3,904	£0.05	£195.20
Sports	Re-mark - Multi - use games area (3 years)	sq mtrs	685	£0.25	£171.25
Sports	Sweep - Multi-use games area (MUGA)	sq mtrs	685	£0.12	£82.20
Sports	Re-mark - (3 years)	sq mtrs	1,008	£0.25	£252.00
Sports	Sweep - 5-a-side Soccer (hard surface)	sq.m.	1,008	£0.12	£120.96
Pavilion	Cleaning	sq.m.	120	£5.06	£607.20
Litter bins	Empty and dispose	per bin	0.80	£189.81	£151.85
Dog faeces bins	Empty and dispose	per bin	0.80	£207.77	£166.22
Litter	General Litter pick and disposal	sq.m.	19,176	£0.06	£1,150.56
Signage	Check fixings and clean every 6 months	per sign	2	£65.87	£131.74

**OUTDOOR SPORTS FACILITIES**

Approx. Area sq.m.	19,176.00
Total yearly maintenance cost	£13,640.31
Annual cost per sq.m.	£0.71
10% to cover contingency and vandalism	£0.07
15% to cover Admin	£0.12
Total per sq.m.	£0.90
Total x 15 years Per Square Metre	<b>£13.50</b>

**PROVISION FOR CHILDREN AND YOUNG PEOPLE  
(based on 400sq.m.)**

Resource	Task Description	Unit Measure	Area/ Unit	Cost	Total Cost per Annum
Inspection	Equipment inspection	per site	1	£397.91	£397.91
Inspection	Routine weekly maintenance	per site	1	£111.92	£111.92
Inspection	Playground Safety inspection	per site	1	£805.28	£805.28
Safety resurfacing	Safety resurfacing (every 7th Year)	per site	1	£1,386.08	£1,386.08
Litter	General Litter pick and disposal	sq.m.	400	£0.06	£24.00
Litter Bins	Empty and dispose	per bin	2	£189.81	£379.62
Seating/Timber features	Clean/paint or preservative once every 4 years	per bench	0.5	£130.72	£65.36
Signage/Interpretation	Check fixings and clean every 6 months	per sign	2	£65.87	£131.74
Tree	Semi-mature- Staked/Formative pruning	per tree	1	£14.78	£14.78

**ALLOTMENTS (based on 1,530sq.m.)**

Resource	Task Description	Unit Measure	Area/ Unit	Cost	Total Cost per Annum
Hedges - on n.& e. side	1.5 high two sides and top	l.m.	80	£2.33	£186.40
Paths - grass	Amenity cut	sq.m.	288	£0.22	£63.36
Troughs/standpipe/water	Maintenance/repairs/supply	each	1	£93.97	£93.97
Hard/dust surface	Sweep/rake	sq.m.	242	£0.12	£29.04
Fencing and gates	Maintenance/repairs	l.m.	158	£1.13	£178.54
Litter	General Litter pick and disposal	sq.m.	1,530	£0.06	£91.80
Signage/Interpretation	Check fixings and clean	per sign	1	£32.94	£32.94
Seat	Clean/paint or preservative	1	0.25	£130.72	£32.68
Non-compostables removal	Annual clearance of material/debris	operation	1	£135.27	£135.27

**PROVISION FOR CHILDREN AND YOUNG PEOPLE**

Approx. Area	400.00
Total yearly maintenance cost	£3,316.69
Annual cost per sq.m.	£8.29
10% to cover contingency and vandalism	£0.83
15% to cover Admin	£1.37
Total per sq.m.	£10.49
Total x 15 years Per Sq.m	<b>£157.34</b>

**ALLOTMENTS**

Approx. Area	1,530.00
Total yearly maintenance cost	£708.73
Annual cost per sq.m.	£0.46
10% to cover contingency and vandalism	£0.05
15% to cover Admin	£0.08
Total per sq.m.	£0.59
Total x 15 years Per Sq.m.	<b>£8.79</b>

**CEMETREIES AND CHURCH YARDS**

Resource	Task Description	Unit Measure	Area/ Unit	Cost	Total Cost per Annum
----------	------------------	--------------	------------	------	----------------------

<b>CONTINGENCIES / MISCELLANEOUS / SPECIALIST FEATURES 1000sqm</b>					
Resource	Task description	Unit measure	Unit	Unit cost p.a.	total cost p.a.
Seats / timber	Clean / preservative	sq.m.	0.25	£127.01	31.752125
Features	Graffiti / clean	sq.m.	1	£30.73	30.734810
Ditches & streams	Maintenance of grills & annual vegetation cut back	sq.m.	1	£4.43	4.425813
Ditches & streams	Litter collect/disposal	sq.m.	1	£0.04	0.036882
Ponds / lakes	maintenance of vegetation inlets/outlets and de-silting	sq.m.	1	£12.72	12.724210
Attenuation features	Spillways/Penstock/Desilting	0.1Ha	1	£2,786.62	
Ponds / lakes	Litter collect/disposal	sq.m.	1	£0.04	0.036882
Life belts	Routine safety checks	per annum	1	£386.59	386.594800
Life belts	Replacements	per item	1	£104.08	104.080400
Litter bins	Empty / dispose	per bin	1	£184.41	184.408900
Dog Faeces bins	Empty / dispose	per bin	1	£207.77	207.767300
Teen Shelters					
Parcours					
Bandstands					
Toilets					
Noise attenuation fence					
Raised Beds					
Culverts	Maintenance checks	10 lin. m.			
Graffiti walls					
Noise bunds					

<b>SPECIAL FEATURES 1ha</b>					
Attenuation pond	Maintenance of spill ways	per site	0.1ha	£8,359.87	8359.87000 0
Attenuation pond	Maintenance of penstock				
Attenuation pond	De-silting				
Attenuation pond	Vegetation clearance				
Culverts	Maintenance check	10 Lm	1	£122.94	122.939300
Trees	Mature tree	per tree	1	£72.55	72.546460
Trees	Semi-mature - staked & formative pruning	per tree	1	£14.36	14.359310
Woodland	Mature woodland	sq.m.	1	£1.97	1.967028
Woodland	Woodland with bark mulch	sq.m.	1	£1.05	1.052780

### Appendix 3: Details of the requirements arising from the Growth Locations

Population per Household	Outdoor Sports Facilities Space per person	Equipped Children's Play per person	Informal Open Space per person	Allotment Space per person	Natural and Semi- Natural green space per person	Total sqm of POS per Person
Space Requirement per person (m <sup>2</sup> )	16	2.5	11.5	2	15	47
Capital Cost per Sqm	£44.77	£150.00	£22.51	£8.21	£12.47	<b>£237.96</b>
Maintenance Cost per sqm 15yrs	£13.50	£157.34	£38.89	£8.79	£22.37	<b>£240.89</b>
Costs based per household based on 2.31 residents		<b>2.31</b>				
Capital Cost per household 2.31 residents	£1,654.54	£866.25	£597.98	£37.93	£432.22	<b>£3,588.92</b>
Maintenance Cost per Household 2.31 residents 15yrs	£498.86	£908.61	£1,033.10	£40.61	£775.28	<b>£3,256.46</b>
<b>Total per Household inc maintenance</b>						<b>£6,845.38</b>

**A) Land East of Harry Stoke**

	Number of houses	Number of future residents	Outdoor Sports Facilities	Equipped Children's Play	Informal Open Space	Allotments	Natural and Semi-Natural green space	Total
Number	2000	4620						
Space requirement			73920	11550	53130	9240	69300	<b>217140</b>
Capital Cost			£3,309,087.41	£1,732,500.00	£1,195,956.30	75852.54902	1550564.967	<b>£7,863,961.23</b>
Maintenance Cost			£997,722.99	£1,817,224.82	£2,066,194.58	81216.289	1550564.967	<b>£6,512,923.65</b>

**B) North Yate**

	Number of houses	Number of future residents	Outdoor Sports Facilities	Equipped Children's Play	Informal Open Space	Allotments	Natural and Semi-Natural green space	Total
Number	3000	6930						
Space requirement			110880	17325	79695	13860	103950	<b>325710</b>
Capital Cost			£4,963,631.12	£2,598,750.00	£1,793,934.45	113778.8235	1296672.3	<b>£10,766,766.69</b>
Maintenance Cost			£1,496,584.49	£2,725,837.22	£3,099,291.87	121824.4335	2325847.451	<b>£9,769,385.47</b>

### C) Cribbs/Patchway

	Number of houses	Number of future residents	Outdoor Sports Facilities	Equipped Children's Play	Informal Open Space	Allotments	Natural and Semi-Natural green space	Total
Number	5700	13,167.00						
Space requirement			210,672.00	32,917.50	151,420.50	26,334.00	197,505.00	<b>618,849</b>
Capital Cost			£9,687,815.12	£5,072,135.78	£3,501,326.51	£222,069.36	£2,530,789.57	<b>£21,014,136.34</b>
Maintenance Cost			£2,931,606.22	£5,333,375.64	£6,171,596.74	£283,182.67	£4,198,265.03	<b>£18,918,026.31</b>

### D) Thornbury

	Number of houses	Number of future residents	Outdoor Sports Facilities	Equipped Children's Play	Informal Open Space	Allotments	Natural and Semi-Natural green space	Total
Number	500	1155						
Space requirement			18480	2887.5	13282.5	2310	17325	<b>54285</b>
Capital Cost			£827,271.85	£433,125.00	£298,989.08	18963.13725	216112.05	<b>£1,794,461.12</b>
Maintenance Cost			£249,430.75	£454,306.20	£516,548.65	20304.07225	387641.2418	<b>£1,628,230.91</b>

**SOUTH GLOUCESTERSHIRE CORE STRATEGY**  
**INFRASTRUCTURE DELIVERY PLAN**  
**EVIDENCE BASE**

**Utilities**

**December 2011**



## **Electricity**

National Grid is responsible for the electricity transmission network in England and Wales, and has the following electricity transmission assets located within South Gloucestershire:

- 2VL line – 400kV route from Seabank substation in Bristol to the 4YX line in South Gloucestershire
- 4YX line – 400kV route from Whitson substation in Newport to Melksham substation in Wiltshire via Aust Sealing End Compound in South Gloucestershire
- XL line – 275kV route from Whitson substation in Newport to Melksham substation in Wiltshire via Iron Acton substation in South Gloucestershire
- YXA/YXB lines – 132kV routes from Oldbury substation in South Gloucestershire to Iron Acton substation in South Gloucestershire

National Grid has confirmed that specific housing or employment development proposals within the South Gloucestershire Council area are unlikely to have a significant effect upon National Grid's gas and electricity transmission infrastructure. Western Power Distribution and Central Networks are responsible for the electricity distribution network in the South Gloucestershire area. Annual corporate performance review plans are publicly available providing details of corporate strategies and priorities for their service plan areas as a whole.

WPD & CN are broadly responsible for low voltage cables (132, 33 & 11kv, & 415volts). WPD operate cables in the Severnside and Bristol North Fringe areas of South Gloucestershire and CN cover the remainder of the district. Western Power has confirmed that development of some 5700-6200 dwellings plus 40ha of commercial development in the Cribbs Patchway area will require a new Primary Sub Station. The sub station would require a site of approximate size 30x30m and cost in the region £1.6m. This cost would be apportioned between developers depending upon how much electricity they need. The preferred location would be at the eastern end of the airfield site. The companies have otherwise confirmed that growth set out in the Core Strategy is either supportable or have not objected. Both companies wish to continue to be consulted with respect detailed master planning of the new neighbourhoods where their transmission lines are directly affected. Further information can be found in the New Neighbourhoods Delivery Statement at:

<http://www.southglos.gov.uk/NR/rdonlyres/C1189FC6-DC6D-4980-A78A-339E994D8AB3/0/PTE110028.pdf>

## **Gas**

National Grid is responsible for the gas transmission system in England, Scotland and Wales, and has gas transmission assets located within South Gloucestershire. National Grid has confirmed that specific housing or employment development proposals within the South Gloucestershire Council area are unlikely to have a significant effect upon National Grid's gas and electricity transmission infrastructure.

The responsible distribution bodies in South Gloucestershire are National Grid and Wales & West Utilities. Annual corporate and performance review plans are publicly available providing details of corporate strategies and priorities for their service plan areas as a whole. NG & WWU have provided detail with respect the location of their respective distribution networks and neither has objected to growth set out in the Core Strategy. Expansion or upgrading of the network is generally triggered by specific requests from developers to lay infrastructure to specific sites. WWU wish to continue to be consulted with respect detailed master planning of the new neighbourhoods where their pipelines are directly affected.

### **Water & Sewerage**

Bristol Water is responsible for water supply and Wessex Water for waste water in South Gloucestershire. Annual corporate and performance review plans are publicly available providing details of corporate strategies and priorities for their service plan areas as a whole.

Bristol Water have confirmed that their will not be the need for significant new infrastructure to supply growth set out in the Core Strategy. A new ring main has recently been installed in the Harry Stoke area of the North Fringe and BW are planning a further main between the Patchway North roundabout and Jct1 of the M32. Yate is confirmed as currently being 'very well served'.

Wessex Water previously confirmed that investment at Avonmouth Sewage Treatment Works has provided future treatment capacity for new development within the catchment. Existing planned growth to 2016 will increase flows and some stretches of the strategic sewer system are considered to be approaching capacity.

Wessex Water have commenced a strategic review of trunk sewers for North Bristol and Yate. The scope of this study has recently been expanded to take account of proposed growth in the greater Bristol area including BaNES & North Somerset. Results are likely to be available towards the end of 2012. The study will inform periodic review of prices with OFWAT to secure the necessary capital programme for the period 2015-2020 and beyond.

Preliminary assessment indicates that development areas [in the Cribbs Patchway locality] will gravitate southwards to the Trym Trunk sewer and areas at the north to the Frome Valley Relief Sewer. New development proposals will require long off site connecting sewers to agreed points of connection.

Topography of the [Cribbs Patchway] area indicates that flows will gravitate to the south western corner of the site close to the A4018 highway. The existing railway forms a boundary constraint at the south of the area. Flows from the eastern development areas on the airfield site may require options for a pumped discharge to off site connecting sewers or deep tunnelled gravity sewers.

At this stage we advise that a scheme will be required to intercept flows at this south west corner with a new relief sewer draining to the Frome Valley Trunk sewer approximately 2.5km at the west. Please note that this assessment has been prepared from a desktop study and this indicative route has yet to be proved through a feasibility study.

Interim mitigation measures can be provided to accommodate early phases of development, however cumulative development proposals within the greater catchment will require consideration of strategic downstream improvements to trunk sewers.

It is understood that the strategic review will also re-evaluate options, need and cost with respect to the previously proposed implementation of Phase 3 of the Frome Valley Relief Sewer.

In advance of this strategic review, some improvements to the trunk sewer network are planned at Cog Mill upstream of Frampton Cotterell. These are scheduled for completion over the next 6-18 months subject to land acquisition. At North Yate there is existing foul capacity to serve the initial phases of the proposed new neighbourhood and a Memorandum of Understanding has been entered into with Heron to accommodate both the initial phases and full development proposed by them.

WW have not to date provided any indication that growth proposed in the Core Strategy cannot be accommodated.