



The Developers' Guide

Infrastructure, service and amenity requirements for new development within South Gloucestershire and the use of S106 agreements

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WEBSITE: www.southglos.gov.uk/legal/devguide



1. INTRODUCTION

Purpose

- 1.1 This document has been produced to act as a guide to developers regarding the Council's requirements for the provision of, or contribution towards services, amenities and infrastructure generated by significant development proposals within South Gloucestershire. It is intended to make developers aware, at a very early stage in the development process, of the potential requirements of the Council and how they are likely to be provided. *(These will normally be secured through a "Section 106 Agreement")*. This will enable developers to take these matters into account when formulating their development proposals and costs.

2. Background

- 2.1 The issue of infrastructure provisions has become a key issue for the district.
- 2.2 The Council wishes to set out its requirements for the provision of infrastructure, services and amenities which it considers are directly and reasonably related to new development.
- 2.3 Any development has the potential to impact upon services, facilities and amenity and may be subject to a requirement to overcome the impacts. Generally the larger the development the more significant the impact is likely to be. It is recognised that different circumstances may apply in different parts of the district, e.g. where services are under more pressure or where there is no spare capacity.

The Guide is intended to refer to the major infrastructure, service and amenity policies. In addition to the stated policies there may be a requirement for developers to provide other facilities that are required as a direct result of the development. These requirements may be of a more local nature, e.g. litterbins, dog bins, waste management provisions. The requirement to provide additional facilities will be dependent upon the size, type and location of the development.

If a contribution to meet an identified need for additional or enhanced facilities, infrastructure or services arising out of the proposed development is not forthcoming, this will be a factor for consideration by the Local Planning Authority in considering the planning application.

3. General Policy Context

The following are the key source documents for the policies referred to in the Guide

- 3.1 National Policy Guidance on S106's - ODPM Circular 05/2005



3.2 Most relevant Plans for the Council:

- Joint Replacement Structure Plan September 2002
- South Gloucestershire Local Plan January 2006
- Waste and Minerals Local Plan

The Council's programme for adopting the South Gloucestershire Local Plan, and for preparing Development Plan documents and Supplementary Planning Documents under the new planning system, is set out in the Council's Local Development Scheme.

3.3 Specific Infrastructure, Service, Amenity Policies in the Development Plans and other relevant policies are detailed on a service by service basis further into the document.

3.4 The Council maintains a list of Supplementary Planning Guidance it, and its predecessor Councils, have adopted. The SPG which is still of relevance is set out in Appendix 4 of the Local Development Scheme.

4. Contributions to Services

4.1 Based on experience to date the following are areas of impact which commonly give rise to developer contributions:

4.1.1 Affordable Housing

4.1.2 Provision for Children & Young People (*including Children's Centres where appropriate*)

- Provision/contribution to School places
- Provision/contribution to Early Years places/accommodation (including Sure Start Children's Centres where appropriate)
- Contribution to School transport
- Youth Provision
- Children's Social Services Provision

4.1.3 Transportation

- Commuter/Travel Plans
- Mass Transit
- Bus Links etc
- Bus Passes
- Public Transport Infrastructure
- Public Transport Revenue Support for funded services
- Congestion/Alternative Modes
- Pedestrian and cycling facilities
- Parking
- Public Rights of Way



4.1.4 Highways Works and Contributions

4.1.5 Community Facilities

- e.g. libraries
- Health centres
- Community facilities for adults and older persons and people with disabilities e.g. day care centres/home care

4.1.6 Recreation, Sports and Leisure

- e.g. open spaces, allotments, play areas
- Landscaping
- Public art
- Community Halls
- Recreation Sports and Leisure facilities e.g. playing pitches, swimming pools

4.1.7 Environment and Conservation Provisions

- Ecology and wildlife habitats
- Archaeology
- Community Forest
- Listed Buildings
- Conservation Areas

4.1.8 Community Care

4.1.9 Community Safety

- Fire and rescue provisions, including hydrants

Developers should be aware that this list is a general guide to the application of policies. It cannot be read in isolation. The nature of contributions will vary from site to site as will the threshold at which the policies may be applied, as this may be dependent upon the size, location and nature of the proposed development as well as surrounding environment, infrastructure and services etc.

Developers are urged to contact the Local Planning Authority as early as possible so as to ensure that any proposals that are submitted are comprehensive. This will have the added benefit of ensuring all decisions are issued promptly.



5. Concept Statements

The Council has adopted a practice of developing “Concept Statements” for major developments to help inform the discussions and negotiations relating to S106 Agreements. More details of the sites that are the subject of or may be subject to Concept Statements are available upon request from the Major Sites Team.

6. Miscellaneous Matters

6.1 Standard format

The Council seeks to use a standard form of agreement to ensure a consistent approach to developments in the district.

A copy of the basic model agreement can be provided upon request. The Council expects the agreement to be prepared by its own Solicitors, and that the final ongoing version is produced on its own I.T. system. *(This enables the Council to store electronically the final agreement and in the future produce and deliver copies electronically).*

For the same reasons, the Council is developing standard requirements for the size and format of agreement plans

6.2 Unilateral Undertaking

A Unilateral Undertaking is a simplified version of a Planning agreement and is only entered into by the Landowner. There may be occasions when the use of a Unilateral Undertaking (where it benefits both the applicant and the Council) can assist in ensuring that planning permissions are granted speedily.

Further details of how they are used and a template for a Unilateral Undertaking can be found [here](#).

6.3 Costs

The Council will expect to recover the following costs associated with the preparation, implementation and monitoring of the S106 Agreement:

- Legal costs in preparation of the Agreement
- Engineering costs in supervising ‘public’ works, i.e. works to be adopted by the Council (*e.g. roads, open spaces etc*)
- Administrative and related costs in implementing the agreement, releases etc and in monitoring compliance (*i.e. routine visits or ad hoc requests seeking information from Developer etc*).
- An estimate, or basis of fee/cost calculation can be provided.



6.4 Monitoring Fee

A fee equivalent to 4% of the total financial contributions will be levied to cover Council costs for the monitoring of the Section 106 Agreement. This will be paid preferably on the signing of the agreement, but can in some instances be paid on commencement of development by prior arrangement.



PLANNING TRANSPORTATION AND STRATEGIC ENVIRONMENT

HIGHWAYS

Provisions to be secured by agreement

Works, financial contributions, routing controls, commuted sums, traffic regulation orders, stopping up orders, travel plans, safeguarded land for specific transportation purposes e.g. mass transit.

Sites are assessed for parking, traffic generation, pedestrian and cycle access, sustainability, access and highway design and strategic impact.

The level of development that triggers the requirement for a contribution is any development that generates an increase in traffic over the existing level.

Policies

Joint Replacement Structure Plan September 2002

Policy	Description - Transport
1	Sustainability
4	Public Transport
8	Yate/Chipping Sodbury Public Transport
12	North Fringe
13	Emersons Green
14	Avonmouth/Sevenside
59	Local plan guidance

South Gloucestershire Local Plan January 2006

Policy	Description - Achieving Good Quality Design
D1	Achieving good quality design in new development
T1	Rail Passenger Services and Facilities
T2	Retention of Rail Track Beds and Associated Land for Future Public Transport/Rail Freight Use
T3	Public Transport Route and Park and Ride
T4	Bus Priority Measures
T5	Multimodal Interchange Strategy
T6	Cycle Routes and Pedestrian Routes
T7	Cycle Parking
T8	Parking Standards



Policy	Description - Achieving Good Quality Design (<i>continued</i>)
T9	Car Parking Standards for People with Disabilities
T10	Travel Plans
T11	Traffic Management Proposals
T12	Transportation Development Control Policy for New Development
T13	Motorway Service Areas
T14	Filton Airfield

Government Guidance

- PPS3 - Housing
- PPG13 - Transport
- PPS1 - Delivering Sustainable Development
- PPS7 - Sustainable Development in Rural Areas
- Circular 05/05

Service Strategy Documents

- Walking Strategy
- Joint Local Transport Plan

Other Relevant Guidance

- Places Streets and Movement
- Better Streets, Better Places
- DB32



NATURAL AND BUILT ENVIRONMENT

Provisions to be secured by agreement:

The retention, replacement, enhancement, management of features of nature conservation value, landscape features, preservation and management of archaeological remains, measures to contribute to the implementation of Community Forest objectives, and the enhancement of conservation areas.

The restoration, conservation/enhancement of listed buildings or buildings of local importance.

The creation and enhancement of access, including facilities for the disabled on the public rights of way network.

The level of development that triggers the requirement for a contribution/works will be dependent upon its location and impact.

Joint Replacement Structure Plan (September 2002)

Policy	Description
1	Sustainability
17	Landscape
18	Nature Conservation
19	Built and Historic Environment
21	Forest of Avon
22	Coastal Zone
27	Mineral Working
45	Recreation in the Countryside
51	Cycling and Walking
52	Transport to Overcome Reduced Mobility
60	Environmental Impacts of Transport Schemes

South Gloucestershire Local Plan January 2006

Policy	Description - Achieving Good Quality Design
D1	Achieving Good Quality Design in New Developments



South Gloucestershire Local Plan January 2006 *(continued)*

Policy	Description - Landscape - Natural and Cultural Heritage
L1	Landscape Protection and Enhancement
L2	Cotswold Area of Outstanding Natural Beauty (AONB)
L4	Forest Of Avon
L5	Open Areas Within Existing Urban Areas and Defined Settlements
L7	Sites of International Nature Conservation Interest
L8	Sites of Regional and Local Nature Conservation Interest
L9	Species Protection
L10	Historic Parks, Gardens & Battlefields
L11	Archaeology
L12	Conservation Areas
L13	Listed Buildings
L14	Demolition of a Listed Building
L15	Buildings and Structures which make a significant contribution to the character and distinctiveness of the locality.
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Policy	Description - Transport
T5	Cycle Routes and Pedestrian Routes
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Policy	Description - Leisure Recreation, Education and Community Facilities
LC10	Quiet Enjoyment of Countryside
LC12	Recreational Routes

Government Guidance:

- PPS1 - Delivering Sustainable Development
- PPS7 - Sustainable Development in Rural Areas
- PPS9 - Biodiversity and Geological Conservation
- PPG15 - Planning and the Historic Environment
- PPG16 - Archaeology and Planning
- PPG17 - Open Space, Sport and Recreation



Service Strategy Documents

- South Gloucestershire Heritage Strategy
- Joint PROW Improvement Plan
- Walking Strategy
- Biodiversity and the Planning Process SPG

Planning Guidance/ Supplementary Planning Document (SPD)

- Landscape Character Assessment SPD
- Planning and the Forest of Avon SPG
- Biodiversity and the Planning Process SPG
- Trees on Development Sites SPG



COMMUNITY CARE, HOUSING AND HEALTH

HOUSING

The Government defines affordable housing as including social rented and intermediate housing provided to specified eligible households whose needs are not met by the market. Within South Gloucestershire there is a demonstrable lack of subsidised affordable housing to meet identified local needs.

The Council will seek 33.3% affordable housing in accordance with Adopted SGLP Policy H6 on all housing developments of a minimum of 15 dwellings/0.5 hectares (*5 dwellings/0.2 hectares on rural sites*). In accordance with the Strategic Housing Market Assessment (SHMA) 2009, the Council is seeking 80% social rented housing and 20% intermediate affordable housing in a dwelling mix to meet identified local housing need.

All affordable housing delivered through planning obligations to be in line with the definitions contained in PPS3. The affordable housing should be delivered at nil public subsidy. The subsidy required will be sought from the developer as outlined in the Affordable Housing SPD and its Appendices. Applicants who cite non-viability as the reason for not complying with Policy H6 must support their case with sufficient evidence when submitting their planning application in accordance with the Affordable Housing SPD.

The affordable housing must be affordable to those identified as being in need of affordable housing by the SHMA 2009 with all initial and 75% thereafter occupants to be nominated by SGC. Therefore the affordable rented units must be available at target rents and any shared equity housing should be made available at an initial equity share up to 40% with a residual rent of 1%.

The Council would prefer that the affordable housing will be delivered via a Registered Social Landlord (RSL) partner of the Council to ensure that our minimum management standards can be maintained, and that the housing can be provided at a specified development standard.

The affordable housing is to be delivered on site in small clusters, indistinguishable from the open market housing and built concurrently with the rest of the housing on site in line with agreed triggers. The affordable housing should be available in perpetuity to be occupied by identified households in affordable housing need. Receipts from staircasing or sale of affordable housing units is to be used to provide additional affordable housing in South Gloucestershire.

The affordable housing should comply with the minimum Housing Corporation's or its successor's standards to include Design and Quality Standards, the Code for Sustainable Homes Level 3 or the Level in force at the commencement of the development, and should meet Lifetime Homes and Secured by Design standards and the Design Brief of any RSL partner.

For further guidance please refer to the Affordable Housing Supplementary Planning Document, adopted September 2008.



Policies

Joint Replacement Structure Plan (September 2002)

Policy	Description - Housing
H33	Housing
H35	Housing

South Gloucestershire Local Plan January 2006

Policy	Description - Housing
H6	Affordable Housing
H7	Affordable Housing - Rural Exceptions Scheme

Government Guidance

- Planning Policy Statement 3 and its accompanying guidance 'Delivering Affordable Housing'

Service Strategy Documents

- Enabling Strategy 2005/06 - 2009/10
- Affordable Housing Supplementary Planning Document (adopted September 2008)
- Housing Association Partners
- Rural Affordable Housing Strategy 2006/7 - 2009/10
- Strategic Housing Market Assessment 2009

Appeal to develop land at Northfield Patchway

Land at Northfield, Patchway - Application PT03/3142/O

Between November 2006 and January 2007 a Public Inquiry was held for the appeal by Bovis Homes and BAE Systems regarding their application for 2200 homes as part of a mixed use development at Northfield, Patchway.

In July 2007 a decision was issued by the Secretary of State dismissing the appeal. The decision was accompanied by the Inspector's report.

The Inquiry had heard evidence on affordable housing, including the Council's Local Plan Policy H6 and PPS3, and hence the reports are highly material for anyone considering a housing development which would require provision of affordable housing.

For further information please contact the Enabling Team on 01454 865599.'



http://www.southglos.gov.uk/_Resources/Publications/HSG/07/0200/HSG-07-0083

http://www.southglos.gov.uk/_Resources/Publications/HSG/07/0200/HSG-07-0082

COMMUNITY CARE

Provision to be secured by agreement

The level of development that triggers the requirement for a contribution are those developments that have the potential to create a demand for social care services based on an average incidence of need in the general population. In addition, specific developments may trigger specific infrastructure requirements (e.g. land and/or premises for day centres or other facilities, potentially in conjunction with Health Centres or similar provision). Normally most developments will generate only the general population driven need contribution to social care services. The financial contribution may be in the form of annual indexed payments towards provision of general social care service provision or an initial commuted sum (based on 15 years provision).

Extra Care Housing for Older People

The care, support and housing needs of the ageing population have been explored by the Council in the Joint Accommodation and Care Strategy for Older People. This document indicates an initial need for 15 Extra Care schemes across the district by 2016.

Work is continuing to establish current and projected need for housing with care and support for older people and potential delivery models. The technical evidence being prepared for Core Strategy will identify fuller requirements for this housing sector.

The Council expects development of major sites to meet the full range of local housing needs in line with national policy set out in PPS 3 Housing, and, as an interim measure, until the needs and delivery options for housing for older people are confirmed in policy, the Council will seek to negotiate provision for Extra Care housing on this basis to ensure mixed and balanced communities are developed.

South Gloucestershire Local Plan January 2006

Policy	Description - Service Infrastructure
LC4	Proposals for Development, Expansion or Improvement of Community Facilities
S1	Proposals for Health Provision
S2	Proposals for Social Services Provision



Legislation

- Social Services Act 1970
- NHS and Community Care Act 1990
- Health Act 1999

Government Guidance

- Department of Health Performance Indicators
- Department of Health National Service Framework Standards
- Department of Health Green Paper 'Independence, Choice and Wellbeing' 2004

Service Strategy Documents

- Joint Strategic Needs Assessment
- Community Care Strategy
- Departmental Service Plan
- Housing Strategy
- Joint Accommodation and Care Strategy
- Supporting People Strategy



Children and Young People

SCHOOL AND PRE-SCHOOL PROVISION

Provisions to be secured by agreement:

Financial contributions and land for schools, capital works, safe routes to schools, early years provision and children's centre provision. This can include the development of dual use sports and leisure facilities in conjunction with the Community Services Department.

In assessing the impact of housing developments on local schools (primary and secondary) a methodology will be applied along with other data (including current/projected capacity in existing schools) to project pupil numbers. The impact is assessed as the demand for primary places in 3 years and secondary places in 4 years from the calculation.

The planning and provision of school places across the area is the responsibility of the Local Authority (the LA). The LA produces and annually reviews a Commissioning of Places Strategy (0-19). As part of its overall Children and Young People Planning framework, the Commissioning of Places Strategy (0-19) indicates the capacity of existing schools to accommodate additional school children, taking account of the area served by each school and proposals to meet projected need. 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. Developer contributions towards the cost of transport to school will also be sought where a proposed development gives rise to additional transport requirements in order for children to access school provision. This is likely to be in areas where the nearest school place is over the statutory walking distance, or the route is hazardous.

Contributions will be sought towards school and pre-school provision in accordance with Table 1 (page 16), if a need can be fully demonstrated when each planning application is considered. This need will be based upon current assessment of capacity provided by the Department for Children and Young People.

Early Years Provision

The LA has a duty to ensure there are sufficient childcare places to enable every 3 and 4 year old to access a part time place.

Primary Education

The LA provides primary education for pupils between 4-11 years old. In South Gloucestershire, for every 100 dwellings (2 bedroom and above) 36 primary places are required. Where the proposed housing mix is known, the number of primary places will be calculated using a formula based on type and size of dwelling (see Table 2).



Secondary Education

The LA has the statutory responsibility to provide secondary education for children up to the age of 16, although many pupils choose to remain at school until the age of 18. Secondary education is provided for the 11-18 age range. For every 100 dwellings (2 bedroomed and above) 18 secondary school places are required. Where the proposed housing mix is known, the number of primary places will be calculated using a formula based on type and size of dwelling (see Table 2).

Post 16 Provision

The LA has the statutory duty to secure the provision of full and part-time education for people over 16 years of age. Based upon existing participation rates in South Gloucestershire, for every 100 dwellings (2 bedroomed and above) 5 student places are required.

From 2013, young people will be legally required to stay in education until they are 17 years of age, and from 2015 this will rise to 18 years of age. The impact of this will be that a revised contribution may be agreed for pursuing financial contributions for the provision of post-16 places. Currently the LA is monitoring a requirement of 7 student places for every 100 dwellings (2 bedroomed and above) built in or after 2013.

Special Schools

Approximately 2% of the school population is expected to be in special schools. On this basis 7 specialist places are required for every 1000 dwellings (2 bedroomed and above).

School and Pre School Facility Costs and Requirements

If a commercial nursery is not to be provided as part of the development, the LA will need to ensure adequate availability of nursery provision. The LA will work with the Developer and private providers so as to enable the Developer to provide the requisite number of places. The provision of a pre school day care facility within the development by building a nursery to be run on a commercial basis could assist with the marketability of new housing and meet the needs for educational nursery places.

Sure Start Children's Centres

In new areas of large housing development, it may be necessary for the authority to provide a Sure Start Children's Centre in line with Government policy, as part of its overall early years provision. Further details will be issued where required.



Facility Costs of Requirements

If the need is established the Council will require developers to contribute to the provision of local educational facilities including land, on the following basis:

Table 1

Development	Proposal	Sought
All new Housing including: redevelopment, mixed use schemes, changes of use applications and to extend the duration of a planning permission	5 or more dwellings (2 bedroomed or above) or site area of more than 0.2 ha. And smaller proposals if: part of a major housing allocation identified in a Local Plan or part of a more comprehensive development likely to come forward in due course, and cumulatively with others, the numbers of school children are significant in relation to the capacity of the local school(s)	A contribution of: £10,747 per pupil towards the cost of improving and expanding existing primary school facilities in the area or; £12,651 per pupil towards the cost of providing new primary school facilities in the area; £16,287 per pupil towards the cost of improving and expanding existing secondary school facilities in the area, or; £19,000 per pupil towards the cost of providing new secondary school facilities in the area

Where development is of sufficient size to require a new school a site will also be sought (see Table 3).

The £10,747, and £12,651 (Primary) & £16,287 and £19,000 (Secondary) per pupil contributions in Table 1 are directly related to the DCSF cost calculators for school place basis need, as at Quarter 4 of Financial Year 2008/9. These figures are updated annually using the RICS Building Cost Index. Contributions should be calculated using figures current at the point of agreeing a Section 106 and will continue to increase in line with the RICS Building Cost Index until payment is made.

The overall experience in South Gloucestershire is that 100 new houses will generate 36 primary school children and 18 secondary school children on average. Table 2 below shows how the size and type of dwellings affects the number of school children generated:



Table 2

	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

Examples of how the formulae for calculating pupil numbers based on a specific housing mix would be applied.

Example 1

A developer proposes to build 500 dwellings, but has not given details of the mix. South Gloucestershire therefore would calculate that the development will give rise to 180 primary pupils ($500 \times 36 / 100$) and 90 secondary pupils ($500 \times 18 / 100$).

Example 2

The same developer informs South Gloucestershire Council of a proposed housing mix of 50 two-bedroom flats and 150 each of two-, three-, and four-bedroom houses:

	Total	Number of bedrooms							
		Flats			Houses				
		1	2	3+	1	2	3	4	5+
Number of dwellings	500	50			150	150	150		

	Total	Number of bedrooms							
		Flats			Houses				
		1	2	3+	1	2	3	4	5+
Pre school children	155	6			36	54	59		
Primary pupils	130	2			14	45	69		
Secondary pupils	68				5	21	42		
Post 16 pupils	22				2	5	15		

On this basis South Gloucestershire calculates that the development will give rise to 130 primary pupils and 68 secondary pupils.



Example 3

The same developer informs South Gloucestershire Council that the mix has changed:

	Total	Number of bedrooms							
		Flats			Houses				
		1	2	3+	1	2	3	4	5+
Number of dwellings	500						200	200	100

	Total	Number of bedrooms							
		Flats			Houses				
		1	2	3+	1	2	3	4	5+
Pre school children	182						72	78	32
Primary pupils	217						60	92	65
Secondary pupils	128						28	54	46
Post 16 pupils	34						6	20	8

South Gloucestershire calculates that the development will give rise to 217 primary pupils and 128 secondary pupils.

Table 3

Education facility required	No. of Pupils	Min. Area Sought (ha)
One-form entry primary school	210	1.2
Two-form entry primary school	420	2.0
Six-form entry secondary school	1100	7.7

Table 4

Education facility required	No. of Pupils	
1. Nursery Class Equivalent	60 part time	1 form entry
2. Nursery Class Equivalent	120 part time	2 form entry

Developers should consider meeting more than the statutory minimum requirements of provision to enable a day care facility for 0-5 years old to be incorporated which would be more attractive for the prospective house buyers.



Education Transport

Contributions towards transport to schools will be calculated on the following basis:

Primary Education

- Number of additional primary age pupils x cost of transport x 190 days (number of pupil days per year).
- Total x 7 (number of years children would be in primary education).

Secondary Education

- Number of additional secondary age pupils x cost of transport x 190 days (number of pupil days per year).
- Total x 5 (number of years in statutory education).

The costs of transport per day will be calculated by South Gloucestershire Council Integrated Transport Unit, which organises transport to schools on behalf of the LA, and shall be based on the current cost of providing transport from that area by the most cost effective means.

Joint Replacement Structure Plan (September 2002)

Policy	Description - Education
33	Housing
47	Alternatives to the Car

South Gloucestershire Local Plan January 2006

Policy	Description - Leisure, Recreation, Education and Community Facilities
LC2	Provision for Education Facilities

Legislation

- Education Act 1996
- Education Act 2002
- Children's Act 2004
- Education Act 2005
- Education and Inspections Act 2006



- Childcare Act 2006

Government Guidance

- Circular 05/05
- Welsh Office Circular 53/91
- Audit Commission Report - Provision of School Places

Service Strategy Documents

- Children and Young People Plan 2009 -12
- School Organisation Plan 2007-12
- Children & Young People Asset Management Plan 2008 - 2013
- Commissioning of Places Strategy (0-19)



YOUTH SERVICE

All local authorities have youth service targets on which they must report to the National Youth Agency and DCSF. The Youth Service is also inspected by OfSTED.

The national and South Gloucestershire youth work targets are:

- The level 'reach' of Young People aged 13-19 (against a benchmark of 25%)
- The level of participation of Young People aged 13-19 (against a benchmark of 15%)
- The proportion of participants in youth work who gain recorded outcomes (against a benchmark of 60%) of the above 15% of 13-19 yrs
- The proportion of participants in youth work who gain accredited outcomes (against a benchmark of 30%) of the above 15% of 13-19 yrs
- The proportion of participants in youth work satisfied with the quality and level of service 70% of users.

During the previous reporting period 2008/09, Local Authority youth centres and voluntary projects commissioned by South Gloucestershire Council had contact with 30 % of their local 13-19 populations. A figure of 30% uptake of Youth Service provision is therefore applied to the calculations of youth service contributions.

The government grant formula allocation, to local authorities, for youth service provision ranges from £79 to £348.

The indices of deprivation are split into quintiles. Based on the government grant allocation, if the amount of funding is split into five, and assigned to the quintiles in the indices of deprivation, the following contributions, per pupil are required.

Quintile	Meaning	Contribution per pupil
1st	Most deprived 20% in England	£348
2nd	Most deprived 20-40% in England	£283
3rd	Most deprived 40-60% in England	£215
4th	Least deprived 20-40% in England	£147
5th	Least deprived 20% in England	£79

Where an area falls within more than one quintile, an average figure will be calculated.

The LA currently uses a calculator of 18 pupils per 100 dwellings to determine the number of additional secondary school pupils generated by new housing development. This figure equates to 3.6 pupils per age group (11-15). When this is applied to the 13-19 age group it generates 25 (25.2 rounded) pupils per



100 dwellings (2 bedroom and above). 25 pupils per 100 dwellings with a 30% uptake = 7.5 pupils per 100 dwellings

Example

The following calculations show the amount of contribution required for youth service provision for a 600 dwelling development in an area falling within the least deprived 20% in England.

$$600 (100 \times 7.5 = 45 \text{ pupils})$$

The Indices of deprivation are commissioned by the Office for the Deputy Prime Minister.

£79 cost per annum

$$£79 \times 45 \text{ pupils} = \mathbf{£3,555 \text{ per annum.}}$$

This figure is then multiplied by the expected number of years it will take to complete development. For instance if the development were expected to take four years, the final contribution would be:

$$£3,555 \text{ per annum} \times 4 = £14,220 \text{ (total contribution)}$$



CHILDREN'S SOCIAL SERVICES

Children's Social Services is an essential service provided by the Local Authority. Government funding supports this service later in the development stages, however there will be a need for initial resources to meet the interim start-up costs associated with serving a larger population within an area. New areas of housing development generate additional children, a small proportion of which will require support from Children's Social Services.

The Children's Social Services contributions will be used to support these vulnerable young people.

Contributions will be sought where a proposed development exceeds 200 dwellings (2 bedroomed and above).

For the purposes of identifying additional costs arising from new housing development, the total number of Children in Care plus children subject to a Child Protection Plan, are used to calculate contributions.

As at May 2009, there were 178 Children in Care (between the ages of 5 and 18) and 171 children subject to a Child Protection Plan i.e. a total of 349 children.

The Number of pupils on roll at South Gloucestershire Schools in October 2008 was 39,211.

349 children as a percentage of 39,211 = 0.9%

The current Children's Social Services net budget is £15.8 million*.
 $£15,800,000 \div 349 = £45,272$ (average cost per child).

* *The financial contribution is based on the current Children's Social Services budget costs and is subject to annual review.*

Example

The following calculations show the amount of contribution required for Children's Social Services for a 600 dwelling development.

600 houses would generate 216 primary age pupils and 108 secondary age pupils i.e. 324 school age pupils (these figures are calculated using the education pupil number generators).

The amount of contribution would therefore be

$324 \times 0.9\% = 3$ (number of additional pupils requiring social services provision)

$3 \times £45,272 = \mathbf{£135,816}$ (total contribution)



COMMUNITY SERVICES

Provisions to be secured by agreement:

For residential developments of 10 dwellings or above, and some commercial developments, the following areas need to be considered by the developer;

- Community Meeting Space
- Formal Recreation - provision or funds for pitches/facilities
- Library Service
- Public Open Space
- Play Areas/Equipment
- Public Art
- Street Furniture (including Dog Bins and Litterbins)
- Environmental Protection

Policies

Joint Replacement Structure Plan (September 2002)

Policy	Description
1	Sustainable Development
8	Yate/Chipping Sodbury Social Facilities
11	Enhancing quality of Life
13	Emersons Green
17	Landscape
24	Flooding
42	Open spaces

South Gloucestershire Local Plan January 2006

Policy	Description
LC1	Provision of leisure/ sports facilities
LC3	Proposals for development of sports & leisure facilities
LC5	Proposals for outdoor sports & recreation
LC8	Provision of open space & play facilities
LC9	Protection of open space
LC13	Public Art
D1	Achieving good quality design in new developments



Government Guidance

- PPS1: Delivering Sustainable Development
- PPG13: Transport
- PPG17: Planning for Open space, Sport and Recreation

Service Strategy Documents

- Community Services Service Plan 2007/08
- Public Art Planning Advice Note

Supplemental Planning Guidance

- Providing for sport and recreation through new housing development: Sport England publication 2001.

Public Open Space

Policy LC8 of the Adopted South Gloucestershire Local Plan requires a minimum standard of 2.4ha of formal open space and children's play per 1000 population. Informal open space will be provided at a level compatible with both the design and the assessed informal recreation needs of future occupiers. Following NPFA guidance Formal open space breaks down as: -

- 1.6 -1.8 hectares/ 1,000 people for Outdoor Sport of which 1.2 - 1.4 hectares should be for formal pitches, courts or greens; and
- 0.6 - 0.8 hectares of play space split 35:65 between equipped and unequipped.

The Council's Play Policy 2006 aims to ensure all South Gloucestershire's children and young people have easy access to a range of quality play opportunities. The play policy document sets out the values and principles the council applies in making judgements about play.

In new developments the Council expects designs will follow a 'play landscape' approach that draws on the local social and natural characteristics of the sites and includes non-prescriptive play materials and features. The design of each play area will be integral to the look and feel of its wider environment and will reflect local nature, identity, cultures and histories.

<http://www.southglos.gov.uk/NR/rdonlyres/B09AD173-5339-4FB8-93C4-1EF95F9276F8/0/CYP070101.pdf>

The general design principle will be one of the creation of multiple places to play linked to each other and the wider public realm by a network of playful journeys.

Guidance is provided in the Council's design checklist and design codes. Detailed advice is available in Design for Play (Play England, DCSF, DCMS ISBN: 978-1-84775-225-3)



Please contact the Community Spaces team to discuss play equipment prior to its purchase or installation, whether it is intended for adoption or not.

The council will assess the need for informal open space on the basis of the developments general location, the character of the local area and of the new development, the type of proposed housing, its proximity to existing publicly accessible space and the quality of that open space. Where informal open space is inadequate to meet the projected needs of future developments, the Council will seek additional provision. Informal open space may also provide a resource to meet justified demands for additional allotment provision.

Where possible open space should be provided on site and plans should be provided indicating location, access, ecology, proposed equipment and planting so that Community Services might fully assess the provision. If open space is to be provided off site the developer should either provide sufficient land or identify land and provide finance to enable the Council to purchase it. Off site provision should be of suitable size, appropriate quality and close to the development site. If there is no suitable land nearby, the Council might accept an equivalent financial contribution to improve nearby existing open space under South Gloucestershire Council or Parish/Town Council control.

The Council will seek to secure the satisfactory future maintenance of open space provided that it complies with the approved plans, obligations and conditions. The developer should meet the costs of future maintenance and all fees associated with land transfer.

Any play equipment that is intended for adoption by the council must be of appropriate British Standard (BS EN 1176 for play equipment and BS EN 1777 for safety surfacing).

Community Facilities can include the following:

Library Services

Policy LC1 of the South Gloucestershire Council Adopted Local Plan seeks provision of community facilities in scale and kind to meet the needs of the future residents. This may include provision of new library facilities or the upgrading or enhancing of existing facilities and stock.

Public library provision is a statutory responsibility of South Gloucestershire Council and the authority is measured on the number of active members who use the service¹. Within the South Gloucestershire Core Strategy the library service is proposing adopting the Public Library Tariff recommended by the Museumds, Library and Archives Council (MLA) which recommends that local planning and library authorities adopt a minimum library tariff of £90.00 per person for new housing. Contributions will also be sought for major retail and business developments.

Contributions enable the service to continue to provide the existing level of service and therefore cover the cost of a new library building, improvements to existing libraries, additional opening hours, new stock and the purchase, networking and installation of IT equipment. Library contributions are sought on major developments of 10 dwellings and above.



Working out of the library contributions, the space standard figure is £2,978. The breakdown of the figure is;

Mean library building cost for public library sq.m.building (BICS)	£1,279 per
External works (car parking, landscaping) 15% of building costs	£192 per sq.m.
Design costs (15% of building costs)	£221 per sq.m.
Fitting out costs (88% of capital costs of £1471)	£1,295 per sq.m.
Total	£2,987 per sq.m.

The recommended space requirement is 30 sq.m. per 1,000 population.

30 x £2,987 (space standard figure) = £89,610; this figure divided by 1,000 persons = £89.61 per person rounded to a contribution of £90.00 per person. If you would like any further information please contact the Library, Arts and Information Manager.

Community Meeting Areas

For major new housing development of more than 200 dwellings the Council will require a contribution to either enhance existing local community facilities or provide new facilities where local provision is inadequate to cater for the increased demand resulting directly from the development. Where new facilities are provided, the Council will usually seek multi use facilities which combine various appropriate elements of the required social infrastructure and might include education, sport and leisure. Details to be determined for each site with the appropriate stakeholders. Buildings should be designed with maximum flexibility to enable them to serve a wide range of community uses and increase their long term sustainability.

For new housing developments of more than 250 dwellings the Council will also seek contributions towards community development work and activities to support the integration of the new established local communities.

Public Art

In line with SGLP LC13, in determining applications for major new development the Council will seek the contribution of an agreed percentage of the total development costs for the provision or commission of publicly accessible art, craft and design works. It should be acknowledged that the scheme can have clear benefits for developers, not least of all by raising the quality of design of, and interest in, a development and subsequently its value. The policy does not aim to add to the total cost of a development, but to secure a percentage of the identified development budget.

This requirement also supports SGLP D1 which is aimed at achieving good quality



design in new developments and PPS3 which advocates high quality public realm and the creation or enhancement of a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.

Public art can be influential in creating sustainable communities supporting PPS1.

For further information please refer to the art and design in the public realm planning advice note on our web site or contact the Arts Development Officer.

Waste Management

In line with Policy D1 of the Adopted Local Plan developments will be required to demonstrate that adequate provision is made for the storage and collection of waste and recyclable materials and, in larger development, for recycling on site. The Council would expect to see sufficient space within individual plots available for the storage of waste and recyclable receptacles to facilitate kerbside collections. If bin stores are to be used within the development residents should not be required to carry waste more than 30m to the storage point and waste collection vehicles should be able to get within 25m of the storage point. The Council will require details regarding the location and type of bin store. The Stoke Gifford SORT IT! Centre (civic amenity site) is at full capacity. Therefore, for large new housing development within the user catchment of this facility the Council seeks a contribution in proportion to the size of the development to help relocate and enhance the current SORT IT! Centre.

It is a recognised fact that during the initial occupation of a new dwelling, householders are more likely to generate a higher volume of waste than compared to the normal occupation of a household. Where appropriate contributions may also be sought for large housing developments towards the employment of temporary staff at SORT IT! Centres to take account of the pressure on existing services from having to manage the extra waste that is produced.

In addition major housing developments will be required to include, as an integral part of the design of the development, bring-type facilities (recycling banks) for the public to recycle and/or compost waste (community composting site).

The layout of all housing developments should allow for:

- Householders to be able to bring their waste and recycling receptacles out to the edge of the adopted vehicular highway, primarily with the safety of pedestrians in mind;
- The waste contractor to be able to collect waste receptacles without taking their vehicles across private roads and shared driveways, primarily with the safety of both pedestrians and motorists in mind;
- All dwellings need to accommodate storage of recycling and waste receptacles.

Please contact the Waste Management section for more information.



Street Furniture (Dog Bins & Litterbins)

In order to ensure that developments provide a good quality living environment, developers may be required to provide street furniture such as one litterbin per 50 dwellings and one dog bin per 50 houses. The developer will be expected to meet the costs of purchase, installation and maintenance of such furniture, for which a commuted sum may be requested (15 years).

Rodent Baiting

In recent years the Pest Control Service has needed to treat for rats and mice at newly completed properties in large-scale housing developments as a direct result of rodents gaining egress from the sewerage infrastructure which is left open at certain stages of construction.

There are significant public health risks associated with rodents and they can damage cables and pipes in buildings, exposing the property to fire risk, electrical problems and water leaks. In order to prevent these problems it is necessary to bait each point of connection to the existing sewerage system during the construction of developments of more than 200 dwellings.

The Council will seek a contribution towards sewer baiting with an additional charge for materials and equipment. Please contact the Environmental Protection team for more information.