

Appendix A

East of Harry Stoke Infrastructure Requirements

Provision	Requirement	Delivery
Secondary School	<p>2.4FE and sixth form (300-360 places plus 72 sixth form places)</p> <p>Indicative contribution amount as at 2011 Q4 £7.1 million</p> <p>No land requirement</p> <p>Trigger: TBC</p>	<p>Requirements will vary dependant upon dwelling mix, build out timescales and the Council's strategy for school place planning</p> <p>Financial contribution towards secondary school places (plus potential contribution towards transport & travel)</p> <p>Delivery: via pooled contributions</p>
Primary School	<p>3FE on one or two sites (630 pupils, depending on dwelling mix)</p> <p>Indicative Contribution Amount as at 2011 Q4 £8.1 million</p> <p>Land requirement 2.7ha</p> <p>Trigger: TBC</p>	<p>Requirements will vary dependant upon dwelling mix, build out timescales and the Council's strategy for school place planning</p> <p>To be accommodated on site on one or two sites located within the development</p> <p>Potential for dual use, co location, and temporary/ interim provision of community facilities</p> <p>The Harry Stoke 1 development requires a 1.5FE on site and a 30 place nursery. There may be scope to vary the Section 106 Agreement to bring together the primary education and nursery provision on the East of Harry Stoke site</p>
Nursery	<p>1x 30 and 1x60 place full-day nurseries sufficient to accommodate needs</p> <p>Indicative Contribution Amount as at 2011 Q4 £0.9 million</p> <p>Land requirement 0.6ha</p> <p>Trigger: TBC</p>	<p>To be accommodated in a new nursery facility onsite within the development.</p> <p>Requirements will vary dependant upon dwelling mix, build out timescales and the Council's strategy for school place planning</p> <p>In 2014/15 the Council will have a statutory requirement to provide free nursery places to all 3 and 4 year olds and 40% of two year olds. The nursery requirement is based on this duty.</p> <p>Developers are encouraged to enter into negotiations with a private, voluntary or independent provider.</p> <p>If commercially run facilities are not provided, the Council will seek land and financial contributions to provide facilities at one of the new school sites.</p> <p>The land contribution includes car parking provision , which may be reduced if there is other suitable provision immediately adjacent</p>
Youth Centre	<p>1 youth centre</p> <p>Indicative Contribution Amount as at 2011 Q4 £0.3million</p> <p>land take 0.2ha</p> <p>Trigger: TBC</p>	<p>Requirements will vary dependant upon dwelling mix, build out timescales and the Council's strategy for school place planning</p> <p>New local centres which will serve a population of 1,000 or more teenagers will need to incorporate a youth centre</p> <p>Possible provision in multi use community centre</p>

<p>Health Centre GP</p>	<p>Based on 1 GP per 1,700 population 1 x 3 GP practice required 530 sq.m £0.8m (indicative cost)</p> <p>Trigger: TBC</p>	<p>Potential for co-location Investigate location adjacent to area of public open space Investigate potential for temporary provision Possible provision in multi use community centre Opportunities for synergy should be explored as with social care and other community infrastructure areas and multi-use buildings (such as the Yate West Gate Centre) This would be particularly relevant in larger developments where a large practice would be co-located with South Gloucestershire Council social services staff.</p>
<p>Library</p>	<p>£0.51m towards provision of a new library and stock (based on 2012-13 prices £107.31 per head) 30sqm/1000 pop Minimum 145sqm GIFA for library in combined building (based on the (MLA) recommended standard of 30sq.m. of library provision per 1,000 population)</p> <p>Trigger: TBC</p>	<p>Libraries need to be flexible to meet diverse needs and adaptable over time to enable new ways of learning. They must be fully accessible. Potential for co-location/ dual use Possible provision in multi use community centre Opportunities for synergy should be explored as with other community infrastructure (contributions also sought from Commercial development this can be calculated once amount and type of commercial development have been confirmed) Be located in highly accessible locations on or at the junction of strategic movement routes Be located in close proximity or jointly with other community facilities, retail centres, services such as health or education and public open space</p>
<p>Dedicated Community Centre (DCC)</p>	<p>£1.54m towards provision of a new DCC (2012 13prices) Based on 0.14sq.m. per resident 675sq.m. of provision is required</p> <p>Trigger: TBC</p>	<p>Potential for co-location/ dual use Provision as multi use community centre combining community centre with other community uses e.g. library, health, children's and youth facilities. Opportunities for synergy should be explored as with social care and other community infrastructure areas and multi-use buildings Where new DCCs are 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 575sq.m.</p>
<p>Community Development Worker</p>	<p>Financial contribution of £0.2m towards CDW over 6 yrs.</p>	<p>Community development worker needed to build capacity among new residents and build up multi use community centre. This will include establishing links</p>

	<p>Community devt worker at Hay 7 fte plus oncosts, inflationary increases and project budget over 6 yr build out = £207,019. Lump sum or paid as annual costs for 6 years starting at £32,031 and rising each year to £35,526 in year 6.</p> <p>Trigger: First payment on commencement of development or 100th dwelling</p>	<p>with existing groups and communities, helping to set up groups, supporting forums and networks, and organising events and activities that enable people to work and live together across organisational and community boundaries.</p> <p>These activities will present real opportunities for communities to become more involved in decision-making and promote personal well-being, social inclusion and create equal opportunities for all residents</p>
Public Art	<p>1% of development cost. The policy does not aim to add to the total cost of a development, but to secure a percentage of the identified development budget.</p> <p>Trigger: TBC</p>	<p>Public art used to create identity and sense of place</p> <p>Public art strategy should be developed as part of the design strategy so that public art is included as part of the fabric of the development</p>
Dental Services	<p>Based on one dental practice per 3,000 dwellings</p> <p>The PCT encourage major developments to market space in new local centres to dental practices</p> <p>Commercially funded without support from the NHS South Gloucestershire so would not require financial support from developers</p> <p>Trigger: TBC</p>	<p>Harry Stoke development combined with the new neighbourhood at land East of Harry Stoke will result in 3,200 new dwellings. Therefore space within a new local centre should be marketed for a new dental practice to serve the community here.</p> <p>Potential for co-location with retail and community infrastructure and health centre</p> <p>Consider location close to ECH</p>
Pharmacy Contracts	<p>Based on the current ratio of pharmacies in SG required in developments of 2,000+ homes</p> <p>1 Pharmacy</p> <p>Provide accommodation for pharmacies within retail or local centre</p> <p>Commercially funded without support from the NHS South Gloucestershire so would not require financial support from developers</p> <p>Trigger: TBC</p>	<p>Potential for co-location with retail and community infrastructure and health centre</p> <p>Consider location close to ECH</p>
Optometry Contracts	<p>Based on the current ratio of optometrists to residents in SG a development of 4,000+ homes would need to provide accommodation for an Optician</p> <p>Harry Stoke development combined with the new neighbourhood at land East of Harry Stoke will result in 3,200 new dwellings. Although short of the recommended 4,000 dwellings, Provide accommodation for an optician within retail or</p>	<p>Potential for co-location with retail and community infrastructure and health centre</p> <p>Consider location close to ECH</p>

	<p>local centre if appropriate</p> <p>Commercially funded without support from the NHS South Gloucestershire so would not require financial support from developers</p> <p>Trigger: TBC</p>	
Extra care housing	<p>Likely to generate requirement for 29 units. Onsite scheme required as part of new neighbourhood by Master Developer / Private Provider</p> <p>Cost and land take unknown</p> <p>Trigger: TBC</p>	<p>Could co-locate e.g. care home, health.</p> <p>ECH should be located within easy, level walking and good PT service reach of health, local retail, social facilities and quality public realm. Should be close to facilities that support older and less mobile people; aim for interaction and avoid isolation. Topography is important for walking as well as mobility scooters/buggies.</p>
Police bureau & APNR Camera provision	<p>Onsite Police Post min 6x6m with electrical points and basic office furniture storage and laptop safe.. Access to wc and kitchen facilities, its own signed external access with designated parking. Provide in multi use community centre or local centre</p> <p>APNR at each end of Stoke Gifford Transport Link (4 cameras proposed, subject to site survey) approximate cost £20,000</p> <p>Funding for PCNO post for 3 years at £44,427 per annum at 2012 costings.</p> <p>Trigger: TBC (in pahse with community centre)</p>	<p>Provide a space for beat surgeries in a shared facility in prominent place; to allow public access to police encouraging police to forge links with community.</p> <p>Provide initial support fo rpolicing on site during start up phases o fdevelopment</p>
Informal Recreational Open	<p>Space (11.5m2 per person) 55,200 sqm</p> <p>Accessibility within reasonable travel distance 600m straight line distance equal to 12.5mins walk (max)</p>	<p>Informal recreational open space</p> <p>Areas to be designed to incorporate grassed and landscaped areas with diversity of topography and materials for informal recreation/play, but also to incorporate areas of equipped play space, biodiversity conservation and enhancement. These areas will provide access routes for both people and wildlife, and provide key recreational active journeys through play opportunities. Areas should be free from litter and dog fouling, and have sufficient bins social seating and appropriate lighting to encourage use</p> <p>Parks and Gardens</p> <p>A landscaped area laid out and managed to high standards, which is well maintained, safe to visit and provides pleasant areas to walk, sit and relax while enjoying floral and landscape features, shrubs, trees and other natural characteristics. The area should be tidy, free from vandalism, litter and dog</p>

		<p>fouling. Appropriate facilities for the size of the site, such as paths, water features, bandstands, recreation facilities, play spaces, seats, bins, toilets, lighting</p> <p>Green Corridors</p> <p>Promote environmentally sustainable forms of transport such as walking and cycling linking areas of housing, employment and community facilities.</p>
Natural and Semi Natural urban green Space	<p>(15m² per person) 72,000sqm</p> <p>Accessibility reasonable travel distance 720m straight line distance equal to 15mins walk time (max)</p>	<p>Well managed accessible natural/semi natural environment designated and protected for wildlife and managed to encourage nature conservation and enhancement of the environment. The area should be free from litter and dog fouling and include information boards, paths, appropriate provision of bins and car parking</p>
Outdoor Sports	<p>Facilities (16m² per person) 76,800 sqm</p> <p>Accessibility playing pitches reasonable travel distance 1,000m straight line distance equal to 20mins walk time (max)</p>	<p>A wide range of well-located and accessible sporting facilities which are of high quality, well drained and include associated ancillary facilities, e.g. changing rooms, toilets, adequate parking and signage. Which are well maintained and free from dog fouling and litter. Facilities will include floodlighting and all weather services where appropriate.</p> <p>Includes all outdoor sports facilities whether naturally or artificially surfaced, e.g. playing pitches, bowling greens and tennis courts. Including full sized Multi Use Games Areas (MUGAs)</p> <p>Options for dual use with primary school / community centre</p>
Provision for Children and Young People	<p>(2.5m² per person) 12,000sqm</p> <p>Play opportunities need to be delivered throughout the site to meet the need of younger children and youth</p> <p>Accessibility reasonable travel distance younger children 480m straight line distance</p> <p>Accessibility reasonable travel distance youth 720m straight line distance equal to 15mins walk</p>	<p>To be provided close to other community provision, close to residential dwellings</p> <p>Exciting, stimulating well equipped and positioned areas that provide a wide range high quality facilities including play equipment, playable landscapes, informal play areas (kick-about areas, other ball games skateboarding etc.) and hang out areas (shelters etc) as appropriate, which cater for the needs of children and young people of all ages and abilities. Facilities need to be attractive, well maintained, safe, secure, free from dog fouling and abusive graffiti and have good access.</p>
Allotments	<p>(2m² per person) 9,600</p> <p>Accessibility reasonable travel distance 720m straight line distance equal to 15mins walk time.</p> <p>250sqm full sized plot</p> <p>125sq.m. half sized plot</p> <p>109.44 full sized plots</p>	<p>Secure sites for the production of home-grown fruit, vegetables and flowers with adequate provision of water and electricity and accessible to people of all physical abilities. Ideally sites should include toilet facilities and have good access points for delivery/ dropping off materials/ soil ameliorants, composting facilities, secure storage facilities and rubbish bins, and to comply with the National Society of Allotment & Leisure Gardeners Limited</p>
Highways and Transport	Land and Financial contributions to the North Fringe to Hengrove	Improvement to the Hambrook Corridor Recreational route, protecting and

	<p>Package, including the Stoke Gifford Transport Link</p> <p>Provision of stops on the North Fringe to Hengrove rapid transit line</p> <p>Improvements to local bus services to create loops through the development</p> <p>Connections and improvements to the local and strategic pedestrian and cycle network, including the provision of signage and way finding. Particular emphasis to be paid to links with UWE, Bristol Parkway and Abbeywood stations, secondary schools and to the open countryside</p> <p>Contributions to the A4174 Ring Road scheme, and the Greater Bristol Metro</p> <p>Expansion of smart ticketing opportunities</p> <p>Costs of contributions to be identified</p>	<p>enhancing wildlife corridor and providing informal play opportunities.</p>
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