

South Gloucestershire Council

Department for Environment & Community Services
PO Box 1954, Bristol, BS37 0DD

PLANNING APPLICATION CONSULTATION RESPONSE

Memorandum to: (Case Officer)	Jonathan Ryan – Principal Planning Officer
From:	Georgina Farmiloe – Community Infrastructure Officer
Email:	Communityinfrastructure@southglos.gov.uk
cc:	Martin Burton – Community Cultural Services Manager Nancy Brenchley – Principal Community Infrastructure Officer
Date:	26/04/22
Planning Application Number:	P22/01300/O
Site Address:	Land at Sodbury Road, Wickwar, South Gloucestershire GL12 8PG
Description of Development:	Erection of up to 180 dwellings, a local shop and associated infrastructure (outline) with access to be determined; all other matters reserved.

SUMMARY OF COMMUNITY INFRASTRUCTURE SECTION 106 REQUESTS (Please note the figures shown below are the current rates, which are uplifted annually)	
Contributions towards library enhancement	£49,979.59
Contribution towards additional library stock	£3,564.00
Contributions towards dedicated community centre provision	£296,234.67
NB All figures are subject to indexation using the Updating Percentages published by the Building Cost Information Service (BCIS)	

Site location and context

The site comprises approximately 7.89 hectares of undeveloped land located to the southwest of Wickwar. Wickwar lies at the north-eastern edge of South Gloucestershire approximately 7km from the centre of Yate, 6km from Charfield and 6km from Chipping Sodbury.

Relevant planning policy

- NPPF promoting healthy and safe communities paragraphs 92 – 93 and plan-making paragraphs 20 and 28
- NPPG Paragraph 003 Nov 2019
- National Design Guide 2019
- SG Core Strategy: Policy CS23

CIL Regulations were amended in September 2019 widening the scope for S106 funding where it satisfies the Regulation 122 tests.

Predicted future population of proposed development

This application for 180 dwellings would generate a population increase of approximately 432 residents using an average occupancy of 2.4 residents per dwelling.

New residential development of this scale is expected to give rise to significant demand for community and cultural facilities in Wickwar. Enhancements to existing facilities are required to provide for a wide range of activities for different age groups, abilities and interests. It is reasonable to expect future residents to have access to local community and cultural space within reasonable walking distance in line with policy CS23 and the Infrastructure Delivery Plan (IDP).

New developments will be required to provide or contribute towards additional, extended, or enhanced community and cultural infrastructure where it would generate a need for such facilities, in accordance with the following sequential criteria.:

- Enhance the quality, role and viability of existing facilities that are within easy walking distance of the new development
- Provide adaptable multi-use building(s) on site in easily accessible location(s) for pedestrians and cyclists.

The National Institute for Health and Care Excellence (NICE) recommends:

- Ensuring that people can easily access local services on foot or bicycle; and
- Ensuring that new development prioritise physically active lives, including walking and cycling

Library

In line with adopted policy, it is reasonable for people to have access to community and cultural space within 800m straight line distance of where they live (which is easy walking distance). Libraries provide a valuable local service and a gateway to knowledge and culture. Supporting and underpinning the delivery of a wide range of agendas through the provision of a range of affordable activities that support the promotion of reading to all ages especially children. In addition, they support community cohesion through bringing people together for shared activities such as children's story times and events such as memory cafes, community education, access to information and use of digital technology.

The nearest South Gloucestershire library is Chipping Sodbury library. Chipping Sodbury library is a small library run by volunteers and offers a limited but important local library service. The nearest libraries which offer a full range of library services are located in Yate and Thonbury.

Based on the adopted standard of 30sq.m. per 1,000 residents, to meet the needs of a population increase of 432 residents 12.96sq.m. of additional library floor space or equivalent enhancement, is required with funding secured via S106.

BCIS Jan 2022 mean building costs per sq.m. for library floor space shown in the calculator below give indicative costs of £3,856.45/sq.m. and an estimate of £49,979.59 for 12.96sq.m.

Aspect of work	Cost per sq.m.	Totals
Mean building cost for library building (BCIS) Jan 2022	£2,714	£2,714
External works (assume 15% of build costs)	£407	£3,121
Design costs (assume 15% of building + external works costs)	£468	£3,589

Fitting out costs, including ICT (based on SGC examples)	£267.45	£3,856.45
Total cost per sq.m.		£3,856.45
12.96sq.m. at £3,856.45 per sq.m.		£49,979.59

Without a contribution to mitigate for the impact of additional demand on the library service there would be insufficient access to these services, the proposed development would not comply with Policy CS23 and would be an unsustainable addition to the village.

Contribution required towards library enhancement is £49,979.59

Additional stock is also required to meet the demand arising from the new residents. The South Gloucestershire library service has 190,000 items of stock and in addition has 18,000 e-stock items including subscriptions to 3,000 online newspaper and magazine titles, a total of 211,000 items of stock. South Gloucestershire has a population of 285,000 therefore the South Gloucestershire library service provides 0.75 items of stock per capita. The average cost of supplying an item is £11.00 per item (including processing costs).

Without a contribution to mitigate for the impact of the additional demand on the library service the usage of existing stock would increase; resulting in a lowering of the range available to borrowers due to an increased proportion of the stock being out on loan, increased use of stock would result in the quality of the stock deteriorating. Waiting times for library users for a range of services within the library will increase, these cumulative impacts will result in the library service being unable to maintain its standard of service leading to reduced satisfaction within the community.

Based on a future population of 432 residents the following is requested:

$432 \times 0.75 = 324$ (rounded) items of stock to be supplied

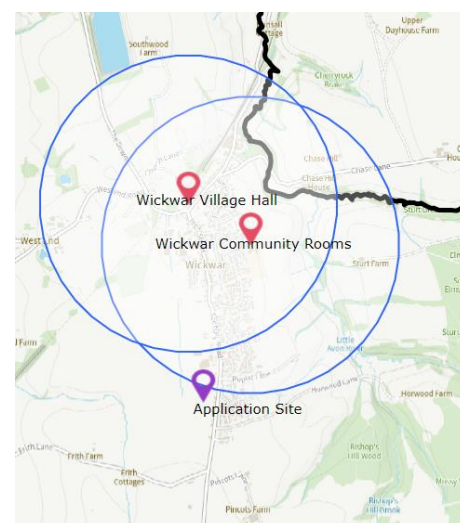
The average cost per item of stock is £11 (including processing costs)

Contribution required towards additional stock is £3,564.00

Dedicated Community Centre (DCC)

Appendix 1 of the SG IDP lists DDCs and Village Halls within South Gloucestershire. The DCC facilities in Wickwar include: Wickwar Village Hall. In the recent 2020 DCC survey run by the South Gloucestershire Council. Enhancements for Wickwar Village Hall have been identified.

There are also community rooms within Wickwar. The Wickwar community rooms consist of the Olive Pollard Memorial Room and the Main Hall (the main hall is shared with the Alexander Hosea Primary School). The centre is available for hire and is presently being used by the out of school club, Preschool, keep fit and Zumba classes. The venue also provides for various fund-raising events and private hire events.



The plan shows the locations of the community facilities available within Wickwar the isochronous represent the recommended access standard of 800m both facilities are located towards the north of Wickwar the application site lies towards the south.

The applicant should demonstrate that there will be sufficient and good access to existing community facilities in Wickwar including DCC space. If there is not, then the applicant should engage with the operators of those facilities and local community to understand what additional provision would be needed by this development and identify options for expanding or improving existing facilities.

In response to the South Gloucestershire Dedicated Community Centre survey 2020 Wickwar village hall identified a need to upgrade facilities, to improve energy efficiency.

If there is insufficient capacity within the existing facilities to meet additional demand enhancement will be required equivalent to 60.48sqm of DCC floor space to meet the needs of 432 additional residents (based on a standard 0.14sq.m. per resident), with funding secured via s106.

The current cost per sq.m. for DCC floor space is £4,898.06/sq.m. providing a required contribution of **£296,234.67** for 60.48sq.m. based on the January 2022 cost calculator below.

Aspect of work	Cost per sq.m.	Totals
mean building cost for community centre (BCIS) January 2022	£2,337.00	£2,337.00
External works (assume 15% of build costs)	£350.55	£2,687.55
Design costs (assume 15% of building + external works costs)	£403.13	£3,090.68
ICT, fitting out (50% of mean building cost)	£1,168.50	£4,259.19
Contingency @ 15%	£638.88	£4,898.06
Total cost per sq.m.		£4,898.06
60.48sq.m. at £4,898.06 per sq.m.		£296,234.67

Summary

To meet the requirements of policy CS23 enhanced/ additional community infrastructure is required. This provision should be as accessible to the future residents of the proposed development as possible.

How the Community Infrastructure requirements meet the CIL reg 122 tests

Necessary to make the development acceptable in planning terms

There is a planning policy requirement for sustainable development and provision of social and cultural facilities where existing facilities do not have the capacity to meet the needs arising from new development. Without sufficient community and cultural facilities to meet local need this development will lead to increased pressure on existing facilities elsewhere.

Directly related to the development

The Community Infrastructure Levy encourages charges based on simple formulae which relate the size of the charge to the size and character of the development. The contribution is calculated using the expected future population of the proposed development and requested in line with the current national and locally adopted standards for provision. Contributions are used to enhance the nearest facilities.

Fairly and reasonably related in scale and kind to the development

All calculations are based on expected future population of the proposed development and have been calculated using Census 2011 data on household size, and the net gain of dwellings proposed.

The costs are subject to indexation using the Updating Percentages published by the Building Cost Information Service (BCIS)